# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160035998 DEEDWARR
Recvd: 05/02/16 11:46 2 pgs
Fees:13.00 Taxes:491.73
20160502-0042706

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,900.00

Kathleen Bean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF April, 2016.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 6, 2018

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| FLANK, LLC | SAME | |
| (NAME) 3 Northumberland | (NAME) | 104-11-A 3.00 CO |
| (ADDRESS) Nashville, TN 37215 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ALVIN L. HARRIS AND KATHY L. HARRIS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **UNTO FLANK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. Unit A-3, The Village West Condominium, of record in Plat Book 5210, Page 174 and as established under the Master Deed of record in Book 5452, Page 419, both being recorded in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.**

**Being the same property conveyed to Alvin L. Harris and Kathy L. Harris by Quitclaim Deed from Jeffrey L. Harris, an unmarried individual, dated July 22, 2013, of record in Instrument No. 20130726-0077721, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Book 5210, Page 174, said Register's Office; Master Deed and Bylaws of record in Book 5452, Page 419, said Register's Office; and Charter of record in Book 5450, Page 740, said Register's Office.**

unimproved
This is improved x property, known as 2134 Fairfax Avenue, #A3, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness my hand this 29th day of April, 2016

ALVIN L. HARRIS

KATHY L. HARRIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alvin L. Harris and Kathy L. Harris, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29 day of April, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019