Davidson County DEEDWARR
Recvd: 05/09/16 14:12 4 pgs
Fees:23.00 Taxes:462.50
20160509-0045859



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is 125,000.00

Affiant

Subscribed and sworn to before me, this ~~6th~~ 9th day of May, 2016.

Notary Public

My commission expires: SEP 2 0 2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Stephen Flanigan	**NEW OWNER**	**042070A07400CO**
905 Candlewick Court		
Madison, TN 37115		

FOR AND IN 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 ACKNOWLEDGE, WE,

Nansy M. Travis and Percy L. Travis, III, Wife and Husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen Flanigan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 336, on the Plan of Heritage Square, Phase Three (revised), of record in Book 5200, page 744, Register's Office for said County. Said Lot 336 fronts 51.55 feet on the Easterly margin of Candlewick Court and extends back 124.86 feet on the Northerly and 114.65 feet on the Southerly line to a dead line in the read, measuring 64.91 feet thereon. There is conveyed with the above described property an undivided interest in and to the general and / or restricted common areas and facilities of Heritage Square, Phase Three (Revised), a planned unit development, as said areas set forth and defined in Restrictions of record in Book 6071, page 766, and as amended by Instrument of record in Book 6122, page 483, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for a more particular description.

Being the same property conveyed to Nansy M. Travis and Percy L. Travis, Wife and Husband, from The Bank of Nashville, by Warranty Deed dated March 29, 2006 of record in Instrument No. 20060404-0038190, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 905 Candlewick Court, Madison, TN 37115.

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 in 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.

Witness my/our hand(s) this 6th day of May, 2016.

Nansy M. Travis

Percy L. Travis, III

STATE OF California
COUNTY OF Sacramento

Personally appeared before me, a Notary Public of said County and State, Nansy M. Travis, the within named Grantor(~~s~~), with whom ~~I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~he~~/she/~~they~~ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of May, 2016.

Notary Public

My Commission Expires: 09/25/2017

SHALESHNI ROY
Commission # 2039681
Notary Public - California
Sacramento County
My Comm. Expires Sep 25, 2017

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, Percy L. Travis, III, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of May, 2016.

Notary Public

My Commission Expires: _____

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 in 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.

Witness my/our hand(s) this 6th day of May, 2016.

Nansy M. Travis

Percy L. Travis, III

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, Nansy M. Travis, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of May, 2016.

Notary Public

My Commission Expires: _____

STATE OF Minnesota
COUNTY OF Ramsey

Personally appeared before me, a Notary Public of said County and State, Percy L. Travis, III, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of May, 2016.

Notary Public

My Commission Expires: 01/31/2019.

RACKSON LEGON RODRIGUEZ
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/2019

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-2015

Notary's Seal (if on paper)

