BILL GARRETT, Davidson County
Trans:T20160043012 DEEDWARR
Recvd: 05/23/16 12:06 2 pgs
Fees:13.00 Taxes:1850.00
20160523-0051317

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16114

Send Tax Bills To:
Charles Patrick Flynn and Amy B. Flynn
210 Hillwood Blvd.
Nashville, TN 37205

New Owner is:
Charles Patrick Flynn and Amy B. Flynn
210 Hillwood Blvd.
Nashville, TN 37205

MAP: 103-14-0

PARCEL: 061.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **William Eugene Cage, Sr., Trustee of the William Eugene Cage Jr., Residuary Trust**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Charles Patrick Flynn and wife, Amy B. Flynn**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **210 Hillwood Blvd., Nashville, TN 37205**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lots Nos. 10 and 11 on the unrecorded Plan of the subdivision of Section "A" Hillwood Estates, described according to a copy of a survey thereof made August 3, 1935, by Z. J. Wilkinson, Surveyor, as follows:

BEGINNING at a point in the northerly margin of Hillwood Drive, the common corner of Lots Nos. 9 and 10 of said section; thence with the line between said two lots north 26 degrees east 261.6 feet to a dead line; thence with the same westwardly 200 feet to a point, the common northerly corner of Lots Nos. 11 and 12, thence with the line between said two lots south 26 degrees west 251.9 feet to a point in the northerly margin of Hillwood Drive, thence the same and on a curve eastwardly 200.2 feet to a point of beginning.

BEING the same property conveyed to William Eugene Cage, Jr. Residuary Trust by Executor's Quitclaim Deed from William Eugene Cage, Sr., as Executor of the Estate of William Eugene Cage, Jr., dated 5/19/03 and recorded 5/29/03 in Instrument No. 20030529-0072832, Register's Office for Davidson County, Tennessee.

WEP

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind himself and his heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 19th day of May, 2016.

GRANTOR(S):

William Eugene Cage, Jr. Residuary Trust

BY: William Eugene Cage, Sr.
William Eugene Cage, Sr., Trustee

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **William Eugene Cage, Sr.,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the **Trustee** of the **William Eugene Cage, Jr. Residuary Trust,** the within named bargainor, and that he as such **Trustee**, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 19th day of May, 2016.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$500,000.00**.

William Eugene Cage, Sr.
AFFIANT

SWORN TO and subscribed before me this 19th day of May, 2016.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires: _____