BILL GARRETT, Davidson County
Trans:T20160056884 DEEDWARR
Recvd: 07/05/16 11:04 2 pgs
Fees:13.00 Taxes:240.50
20160705-0068300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, DOUGLAS LEE BROWN and wife, NANCY ELAINE BROWN, have this day bargained and sold, and by these presents do hereby bargain, sell, grant and convey unto DEAN FLINT, his heirs and assigns, forever in Fee Simple, certain real estate located, lying and being in the 11th Civil District of Davidson County, Tennessee, and being the same property conveyed to us by Deed of Patsy Ann Decker, a widow, dated the 3rd day of April, 2002, and recorded in the Register's Office for Davidson County, Tennessee as Instrument Number 200204080043029, and more particularly bounded and described according to said Deed as follows:

BEING the westerly one-half of Lot No. 21, William I. Love's Larkin Springs Property and said westerly half of Lot No. 21 fronts 100 feet on the northerly side of Manzano Road and runs back between parallel lines 200 fee to an alley

This improved property is known as 317 and 319 Manzano Road, Madison, Tennessee 37115, and is identified as Map and Parcel #: 52-3-176, 43-15-181.

TO HAVE AND TO HOLD said property, together with the appurtenances, estate, title and interest thereto belonging, unto the said DEAN FLINT, his heirs and assigns, forever in Fee Simple.

And we do covenant with the said DEAN FLINT, his heirs and assigns, 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 except by taxes for the year 2016 which the Grantee assumes and agrees to pay, by unrecorded easements for roads and utilities, if any, and by sewer easements to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6643, page 779, and Book 6868, page 9878, in said Register's Office, and this conveyance is made subject to all of the same.

And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said property unto the said DEAN FLINT, his

Prepared by:

W. LEE LACKEY
Attorney at Law
540 Wayne Road
Savannah, TN 38372

heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 10th day of June, 2016.

Douglas Lee Brown

Nancy Elaine Brown

STATE OF TENNESSEE
COUNTY OF HARDIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainors, DOUGLAS LEE BROWN and wife, NANCY ELAINE BROWN, 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 at Savannah, Tennessee, this 10th day of June, 2016. My commission expires 3/19/17.

LINDA GAYLE CARMAN STATE OF TENNESSEE NOTARY PUBLIC HARDIN COUNTY

Linda Gayle Carman
Notary Public

Owner's Address & Person Responsible for Taxes:

Dean Flint
321 Manzano Rd. Madison TN 37115

Chase Cromeans
Notary Public
Commission Expires 7/8/19

CHASE CROMEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 8, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or We, hereby swear or affirm that the actual consideration of this transfer, or value of the property transferred, whichever is greater, is $ 65,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me this 5th day of ~~June~~ July, 2016.

L. Chandler, Dep. Reg