Davidson County DEEDWARR
Recvd: 08/30/16 10:00 4 pgs
Fees:23.00 Taxes:763.68
20160830-0090544

WARRANTY DEED

28071

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,400.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2016.

(Affix Seal) Notary Public

My Commission Expires: 3-25-18

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Nick Flanagan and wife, Mara Flanagan	Same as New Owner	Map/Parcel
617 Calverton Lane		173 09 OA 632.00
Brentwood, TN 37027		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, KIMBERLY BELCHER, NOW KNOWN AS KIMBERLY L. STINCHCOMB, AND HUSBAND, THOMAS D. STINCHCOMB, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey all of their interest unto NICK FLANAGAN AND WIFE, MARA FLANAGAN, hereinafter called the GRANTEES, their heirs and assigns, that 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. 679, Section One of Phase Eight, Lenox Village, as shown on Plan of record in Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kimberly Belcher, unmarried and Kristy Belcher, unmarried, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated April 18, 2008, of record in Book 20080422-0041075, Register's Office for Davidson County, Tennessee AND FURTHER being the same property conveyed to Kimberly L. Stinchcomb and husband, Thomas D. Stinchcomb by Quitclaim Deed from Kristy Belcher, unmarried, dated August 17, 2012, of record in Instrument No. 20120828-0077584, Register's Office for Davidson County, Tennessee. The said Kimberly Belcher is now known as Kimberly L. Stinchcomb.

This conveyance is subject to the following:

1. Davidson County of taxes for the year 2016 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable.
2. All matters appearing on the Plan of Lenox Village, Section One of Phase Eight, of record in Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032826, as made applicable by Instrument No. 20021226-0158458 and Instrument No. 20060321-0032383, Register's Office for Davidson County, Tennessee.
4. Master Deed Restrictions of record as Instrument No. 20020315-0032825; Instrument No. 20021226-0158459; and Instrument No. 20060321-0032382, Register's Office for Davidson County, Tennessee.
5. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20010412-0045831, Register's Office for Davidson County, Tennessee.
6. Easements for sanitary sewer, storm drainage and water main with appurtenances of record as Instrument No. 20010918-0100850, Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement of record in Instrument No. 20020628-0078164 and Instrument No. 20051213-0149579, Register's Office for Davidson County, Tennessee.
8. Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, Register's Office for Davidson County, Tennessee.

This is property known as 2620 Avery Park Drive, Nashville, Tennessee 37211

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and/or assigns, 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 our hands this 29th day of August, 2016:

Kimberly Belcher, now known as Kimberly L. Stinchcomb

Kimberly Belcher, now known as Kimberly L. Stinchcomb

Thomas D. Stinchcomb

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Kimberly Belcher, now known as Kimberly L. Stinchcomb, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2016:

Notary Public

My commission expires: 12-16-2016

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Thomas D. Stinchcomb, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of August, 2016:

Notary Public

My commission expires: 12-16-2016

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, 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.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

