Register Return to: 16-CD-473
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Sherry Gibson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2016.

Suzanne Thomas
Notary Public

MY COMMISSION EXPIRES: 3-18-19
(AFFIX SEAL)

SUZANNE THOMAS NOTARY PUBLIC TENNESSEE My Comm Exp. March 18, 2019 COUNTY OF RUTHERFORD

BILL GARRETT, Davidson County
Trans:T20160077966 DEEDWARR
Recvd: 09/06/16 14:48 2 pgs
Fees:13.00 Taxes:832.50
20160906-0093527

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 16-CDD-473

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Amy Flint and Timothy Carder	FirstBank	
(NAME) 8304 Trading Post Court	(NAME) 318 Seaboard Lane Ste 205	126510A19700 CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty-Five Thousand And No/100 Dollars ($225,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THOMAS M. FLINT AND NANCY J. FLINT, TRUSTEES OF THE THOMAS M. AND NANCY J. FLINT REVOCABLE TRUST UAD SEPTEMBER 23,2009, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AMY FLINT, UNMARRIED WOMAN AND TIMOTHY CARDER, UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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. 181 on the Plan of Section Four, Boone Trace at Biltmore, of record in Plat Book 9700, page 933, Register's Office for said County, to which plan reference is made for a complete description thereof.

Being the same property conveyed to Thomas M. Flint and Nancy J. Flint, Trustees of the Thomas M. and Nancy J. Flint Revocable Trust UAD September 23,2009 by Warranty Deed from Riccardo Cannone dated September 2, 2010 and recorded September 14, 2010 of record in Instrument No. 20100914-0073092, Register's Office for Williamson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 8304 Trading Post Court, Nashville, TN 37221
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Thomas M. Flint and Nancy J. Flint, Trustees of the Thomas M. and Nancy J. Flint Revocable Trust UAD September 23,2009 this 30 day of August, 2016.

Thomas M. Flint and Nancy J. Flint, Trustees of the Thomas M. and Nancy J. Flint Revocable Trust UAD September 23,2009

BY: _____
Thomas M. Flint, Trustee

BY: Nancy J. Flint
Nancy J. Flint, Trustee

STATE OF TENNESSEE
COUNTY OF Shelby

Before me, Cathleen L. Baker, a Notary Public of said State and County aforesaid, personally appeared Thomas M. Flint and Nancy J. Flint with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they are Trustees of Thomas M. and Nancy J. Flint Revocable Trust UAD September 23,2009 the within named bargainor, a Trust and that they as Trustees, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by themselves as Trustees

Witness my hand and official seal at Bartlett, Tennessee this 30th day of August, 2016.

MY COMMISSION EXPIRES: June 28, 2017

Commission Expires: _____

CATHLEEN L. BAKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

_____
Notary Public