This document prepared by (and after recording return to):

Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**
File Number: **WWD-3118**

Record and Send to:
Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 09/30/16 10:17 3 pgs
Fees:18.00 Taxes:566.10
20160930-0103189

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Elbert Mark Holbert and wife, Gwendolyn J. Holbert,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Teresa J. Flenory, an unmarried woman,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Being Lot No. 1 on the Plan of R. B. Beal Subdivision, Section 1, as of record in Book 3700, page 102, Register's Office for Davidson County, Tennessee. Said Lot No. 1 is triangular in shape, fronting 155.0 feet on the southerly margin of Beal's Lane and extends back on the easterly line 306.1 feet and 295.9 feet on the westerly margin.

Being the same property conveyed to Elbert Mark Holbert and wife, Gwendolyn J. Holbert by Quitclaim Deed from Elbert Mark Holbert, incorrectly deeded as Elbert Mart Holbert, dated 12/17/2015 and filed for record on 12/17/2015 in Instrument Number 20151217-0127108, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Elbert Mart Holbert et ux Katherine O. Holbert by Warranty Deed from William Knight et ux Dorothy Knight, dated 03/25/1972 and filed for record on 04/04/1972 in Book 4589, page 677, Register's Office for Davidson County, Tennessee. Katherine O. Holbert having since died on 10/08/2007 said property vested in Elbert Mark Holbert as surviving tenant by the entirety.

This is improved property also known as 6146 Beals Lane, Nashville, TN 37218.
Map and Parcel Number: 059010001.00

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 27 day of September, 2016.

Elbert Mark Holbert -Grantor

Gwendolyn J. Holbert -Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elbert Mark Holbert and Gwendolyn J. Holbert, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 27 day of September, 2016.

NOTARY PUBLIC

My Commission Expires: 2/27/18

M. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Grantee(s) Name, Address:	Send Tax Statement To:
Teresa Flenory	
6146 Beals Lane	NEW OWNER
Nashville, TN 37218	

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$153,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 27 day of Sept, 2016.

Affiant

(Seal)

VENIKKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019

Notary Public

My commission expires:

9-25-2019

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019