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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 1609040**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $195,500.00. Affiant Subscribed and sworn to before me, this 4th day of October, 2016. Notary Public My Commission Expires: 12-16-17

Barbara S. Lamb
State of Tennessee Notary Public
Williamson County

WARRANTY DEED

Address New Owner: Bradley P. Baumgartner 5321 Old Village Rd Nashville TN 37211-7347	Send Tax Bills To: Peoples Home Equity, Inc. 5205 Maryland Way, Suite 101, Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 161-10-0-B-124.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael J. Flanary, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bradley P. Baumgartner, unmarried**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Final Plat of Villages of Brentwood, Phase Ten-A, of record in Plat Book 7900, Page 313, and corrected in Book 8542, Page 973, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael J. Flanary, unmarried by Warranty Deed from Larry Douglas Dittamore, a single man, of record in Instrument No. 2013012-0000208, Register's Office for Davidson County, Tennessee, dated December 11, 2012 and recorded on January 02, 2013.

Kayla H. Flanary joins in this conveyance for the purpose of conveying all right, Title and interest she may have in and to the above referenced property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 313, and corrected in Book 8542, Page 973, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6143, Page 11, as amended in Book 6398, Page 495 and Book 8507, Page 831, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

BILL GARRETT, Davidson County
Trans:T20160088439 DEEDWARR
Recvd: 10/07/16 08:47 2 pgs
Fees:13.00 Taxes:723.35
20161007-0106156

Charter of Villages of Brentwood Homeowners Association of record in Book 6158, Page 352, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance of record in Book 8940, Page 300 and Book 8940, page 308, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 5321 Old Village Rd Nashville TN 37211-7347

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of October, 2016.

Michael J. Flanary

Kayla H. Flanary

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael J. Flanary and Kayla H. Flanary, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of October, 2016.

Nathan L. Powers
Notary Public
My Commission Expires: 02/26/17

