Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160088599 DEEDWARR
Recvd: 10/07/16 11:25 2 pgs
Fees:13.00 Taxes:1128.50
20161007-0106338

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael J. Flanary	Michael J. Flanary	086040A05100
(NAME)	(NAME)	
412 Old Oak Way	412 Old Oak Way	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Peggy Mitchell**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Michael J. Flanary and Kayla H. Flanary, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 36 on the Plan of Phase 2A Oakcrest, of record in Plat Book 6900, Page 881, 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 Michael D. Mitchell and wife, Peggy W. Mitchell by Warranty Deed from Larry Powell and wife, Carol Powell, dated 04/03/1990, recorded 04/05/1990 of record in Book 8081, Page 634, in the Register's Office for Davidson County, Tennessee. The said Michael D. Mitchell died on 05/21/2011, leaving the said Peggy W. Mitchell the sole surviving tenant by the entirety.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 6900, Page 881; Covenants, conditions, easements and restrictions of record in Book 7308, Page 874, Addition to Declaration of record in Book 8277, Page 830; Storm Water Detention Agreement of record in Book 7233, Page 802; Boundary Plat of record in Book 7900, Page 250; Articles of Incorporation of Oakcrest Homeowners Association of record in Book 7589, Page 20; Articles of Incorporation of Oakcrest Property Owners Association of record in Book 7662, Page 385, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 412 Old Oak Way, Hermitage, TN 37076
(House Number) (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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 my hand this 4th day of October, 2016.

Peggy Mitchell

State of Tennessee
County of Wilson

Personally appeared before me Peggy Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of October, 2016.

Notary Public
My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

