WARRANTY DEED

Return to: DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20160099977 DEEDWARR
Recvd: 11/14/16 09:26 2 pgs
Fees:13.00 Taxes:2405.00

20161114-0119462

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF November, 2016.

E. Mannix
Notary Public

MY COMMISSION EXPIRES: 1-8-2018

(AFFIX SEAL)

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas G. Flanagin, Jr. and Annie B. Flanagin	New Owner	
(NAME)	(NAME)	14514000300
6004 Robert E. Lee Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JEFFREY HUNTER AND JENNY HUNTER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS G. FLANAGIN, JR. AND WIFE, ANNIE B. FLANAGIN,** 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. 140 on the Plan of Tyne Valley Estates, Section 9, as of record in Plat Book 3700, Pages 65 and 66, Register's Office for Davidson County, Tennessee. to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Hunter and wife, Jenny Hunter by Warranty Deed from Curtis J. Capeling and wife, Tanya L. Capeling, recorded on the 16th day of April, 2007 in Instrument No. 20070416-0045259, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; All matters appearing on the plan of record in Plat Book 3700, Pages 65 and 66, said Register's Office; Restrictive Covenants of record in Book 4016, Page 632, said Register's Office; and Agreement for Dedication of Easement for Sanitary and/or Storm Drainage recorded in Book 7765, Page 582, said Register's Office.

unimproved
This is improved x property, known as 6004 Robert E. Lee Drive, Nashville, TN 37215
(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 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.

Witness my hand this 10 day of Nov., 2016

JEFFREY HUNTER

JENNY HUNTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Hunter and Jenny Hunter, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10 day of November, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019