BILL GARRETT, Davidson County
Trans:T20160100010 DEEDWARR
Recvd: 11/14/16 09:55 2 pgs
Fees:13.00 Taxes:1924.00
20161114-0119497

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
**2016100019**

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $520,000.00

Sworn to and subscribed before me this 10th day of November, 2016.

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

E. Mannix
Notary Public Comm. exp 1-8-19

| Address of New Owner: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Tilden Cole Bourland | | 145-140-012.00 |
| 6025 Robert E. Lee Drive | New Owner | |
| Nashville, TN 37215 | | |

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Thomas G. Flanagin, Jr. and Annie B. Flanagin, husband and wife** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tilden Cole Bourland and wife, Mary Margaret Marchetti** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 174 on the Plan of Tyne Valley Estates Section 9 of record in Plat Book 3700, Page (s) 65 and 66, 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 Annie B. Flanagin, a married woman by Warranty deed from Timothy M. Cooper and wife, Alison Roberts Cooper of record in Instrument No. 20090428-0038209 Register's Office for Davidson County, Tennessee, dated April 27, 2009 and recorded on April 28, 2009 and Attorney's Affidavit of Correction recorded on November 30, 2012 in Instrument No. 20121130-0110212, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas G. Flanagin Jr and Annie B. Flanagin, husband and wife by Quitclaim deed from Annie B. Flanagin, who acquired title as Annie B. Flanagin, a married woman of record in Instrument No. 20160224-0017460 Register's Office for Davidson County, Tennessee, dated February 22, 2016 and recorded on February 24, 2016.

This is improved property known as **6025 Robert E. Lee Drive, Nashville, TN 37215.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 10th day of November, 2016.

Thomas G. Flanagin, Jr.

Annie B. Flanagin

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Thomas G. Flanagin, Jr. and Annie B. Flanagin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of November, 2016.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019