File No.: 16095647

WARRANTY DEED

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-18-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angela Flynn and Timothy Flynn	SAME	146 08 0 059.00
(NAME) 1504 Dresden Cir.	(NAME)	**Davidson County DEEDWARR** **Recvd: 11/15/16 14:18 3 pgs** **Fees:18.00 Taxes:989.01** **20161115-0120462**
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Emerson Geyer, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Angela Flynn and Timothy Flynn, wife and husband,** 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:

Being a certain tract or parcel of land lying and being in Davidson County, Tennessee and is identified as parcel 146-08-0-059.00 and is the John Emerson Geyer property as recorded in Section Five Crieve Hall Estates Subdivision in record book 2133, page 91 as Lot 300, and is more particularly described as follows:

The beginning point of this survey is a ½" iron rod new with cap stamped Sexton 1898 in the south margin of Blackman Road the northeast corner of this survey and the northwest corner of lot 301 of the Crieve Hall Estates Subdivision recorded in record book 2133 page 91. Reference to said beginning is a 4" x 4" concrete monument at S 84°54'35" E a Distance of 10.12'. Thence leaving said road margin and with the west line of lot 301, S 04° 43'11" W A Distance Of 199.40' to a ½" iron rod new with cap stamped Sexton 1898 at a rock wall being the southeast corner of this survey and the northeast corner of lot 307; Thence with the north line of lot 307, N 88° 43'19" W A Distance Of 165.80' to a ½" iron rebar old at the corner of a wood privacy fence the southwest corner of this survey, the northwest corner of lot 307 and the southeast corner of lot 299; Thence with the east line of lot 299, N 02°28'11" E A Distance Of 205.20' to a ½" iron rod new with cap stamped Sexton 1898 in the south margin of Blackman Road, reference a ½" iron rebar old at N 87°04'17" W A Distance Of 98.00'; Thence with the south margin of Blackman Road S 86°42'12" E A Distance Of 173.62' to the point of beginning having an area of 34,312 square feet, 0.79 acres more or less as surveyed by John Chris Sexton, RLS 1898, and 467 Southridge Circle, Crossville, Tennessee 38555.

Being the same property conveyed to John Emerson Geyer, unmarried, by Warranty Deed dated 08/29/2003 and filed for record on 09/03/2003 in Instrument 20030903-0127831, of the Register's Office of Davidson County, Tennessee. Subject property was further conveyed to John Emerson Geyer by Quitclaim Deed of record in Instrument 20070912-0109223, said Register's Office.

This conveyance is subject to all matters as set forth per Plat of record in Book 2133, page 91, said Register's Office, and Building Restrictions of record in Book 2277, page 110, both said Register's Office.

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.

This is improved property known as: 415 Blackman Road, Nashville, TN 37211

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 I do covenant with the said GRANTEES that I 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 I 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.

Subject property is investment property and is not the primary residence of the Grantor.

Witness my hand this 14th day of November, 2016.

John Emerson Geyer

State of Tennessee
County of Rutherford

Personally appeared before me John Emerson Geyer with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of November, 2016.

Notary Public
My Commission Expires: 11-18-17

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
File No.: 16095647

True Copy Certification

I, Lynn Vaught, 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.

L Vaught

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Jessica L Tolley, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica L Tolley

Notary's Signature

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY