(1) Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste. 202 Franklin TN 37067

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$300,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15 DAY OF November, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/5/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SEAN FLANAGAN, ET UX	USAA Federal Savings Bank	**072-14-0-140.00**
(NAME) **763 BELLEVUE ROAD**	(NAME) 10750 McDermott Freeway	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS) San Antonio, TX 78288-0544	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160102550 DEEDWARR
Recvd: 11/21/16 08:50 2 pgs
Fees: 13.00 Taxes: 1110.00
20161121-0122263

WARRANTY DEED

FOR AND IN 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, **JEFFERY L. SMITH AND WIFE, ELIZABETH A. SMITH,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SEAN FLANAGAN AND KRISTIE FLANAGAN, HUSBAND AND WIFE,** 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. 4 on the Plan of Harpeth Estates, Section One, of record in Book 3842, Page 186, Register's Office for said county.

Said Lot No. 4, which is a corner lot, fronts 95.0 feet on the westerly margin of Bellevue Road and fronts 85.0 feet on the southerly margin of an unnamed street, said frontages being joined by a curve having a length of 39.27 feet, and extends back 126.4 feet on the southerly line and 129.71 feet on the westerly line, which is a broken line, to a point of intersection.

Being the same property conveyed to Jeffery L. Smith and wife, Elizabeth A. Smith, from Terry W. Hime and wife, Rhonda G. Hime, by deed dated January 30, 1992, of record in Book 8543, Page 813, said Register' s Office

This conveyance is subject to matters appearing on the Plan of record in Book 3842, Page 186; Restrictions of record in Book 4220, Page 223; and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **763 BELLEVUE ROAD, NASHVILLE, TN 37221**
(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 our hands this 15 day of November, 2016.

JEFFERY L. SMITH

ELIZABETH A. SMITH

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 **Jeffery L. Smith and wife, Elizabeth A. Smith**, 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 office this 15 day of November, 2016.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public