Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $228,000.00

Affiant

Subscribed and sworn to before me, this 18th day of November, 2016.

Notary Public

My commission expires:

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020
(Notary Stamp)

BILL GARRETT, Davidson County
Trans:T20160103116 DEEDWARR
Recvd: 11/22/16 09:07 2 pgs
Fees:13.00 Taxes:843.60
20161122-0123025

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bill Flynn	**New Owner**	**Map/Parcel: 104-06-0-J-002.00CO**
111 33rd Avenue South, Unit 102		
Nashville, TN 37212		

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 ACKNOWLEDGE, WE, **Troy D. Woodall, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William M. Flynn and Luanne C. Flynn, 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 Unit No. 2 on the plan of Condominium Site Plan of 111 Place Condominiums, of record in Plat Book 6200, Page 195, Register's Office for Davidson County, Tennessee, and subject to the Master Deed of record in Book 6454, Page 336, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Troy D. Woodall, by Warranty Deed, from Kary L. Zimmerman, unmarried, dated April 27, 1998, of record in Book 10917, Page 127, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 332, Page 15, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 6451, Page 366, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 6454, Page 336, Register's Office for DAVIDSON County, Tennessee.
By laws of record in Book 6454, Page 362, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 111 33rd Avenue South, Unit 102, Nashville, TN 37212.
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 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/our hand(s) this 18th day of November, 2016.

Troy D Woodall

Troy D. Woodall

STATE OF OHIO
COUNTY OF FRANKLIN

Personally appeared before me, a Notary Public of said County and State, Troy D. Woodall, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of November, 2016.

Notary Public

My Commission Expires: June 23, 2018

File #: 160636JM
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

NOTARIAL SEAL
STATE OF OHIO

Jason Thomas
Notary Public, State of Ohio
My Commission Expires 06-23-18