BILL GARRETT, Davidson County
Trans:T20160103589 DEEDWARR
Recvd: 11/23/16 09:24 2 pgs
Fees:13.00 Taxes:740.00
20161123-0123582

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this 21st day of November, 2016.

Notary Public

My commission expires: 5-8-18

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Blake Andress	**Bank of Tennessee**	**042070A07400CO**
905 Candlewick Court	**301 E. Center Street**	
Madison, TN 37115	**Kingsport, TN 37660**	

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,

Stephen Flanigan, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Blake Andress and Nicole Orbe, both unmarried, as joint tenants with right of survivorship

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. 336, on the Plan of Heritage Square, Phase Three (revised), of record in Book 5200, page 744, Register's Office for said County. Said Lot 336 fronts 51.55 feet on the Easterly margin of Candlewick Court and extends back 124.86 feet on the Northerly and 114.65 feet on the Southerly line to a dead line in the rear, measuring 64.91 feet thereon. There is conveyed with he above described property and undivided interest in and to the general and/or restricted common areas and facilities of Heritage Square, Phase Three (revised), a planned unit development, as said areas set forth and defined in Restrictions of record in Book 6071, page 766, and as amended by Instrument of record in Book 6122, page 483, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for a more particular description.

Being the same property conveyed to Stephen Flanigan, from Nansy M. Travis and Percy L. Travis, III, Wife and Husband, by Warranty Deed dated May 6, 2016 of record in Instrument No. 20160509-0045859, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 905 Candlewick Court, Madison, TN 37115.

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 in 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 21st day of November, 2016.

Stephen Flanigan

STATE OF
COUNTY OF

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

Witness my hand, at office, this 21st day of November, 2016.

Shannon Ivey
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
SHANNON IVEY
MY COMMISSION # FF 982404
EXPIRES: August 14, 2020
Bonded Thru Budget Notary Services