Davidson County	DEEDWARR
Recvd: 12/01/16 09:59	4 pgs
Fees:23.00 Taxes:1480.00	
20161201-0125991	

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33315-10-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me this 28th day of November, 2016. Notary Public My Commission Expires: KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner: Martin B. Flanagan Kerry C. Flanagan 1009 St. Andrews Place Nashville, TN 37204	**Send Tax Bills To:** First Tennessee Bank 8160 Sawyer Brown Road Nashville TN 37221	**Tax Information:** Map and Parcel No.: 132 01 0 A 002 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shirley A. Bassler, Trustee, of the Shirley A. Bassler Revocable Living Trust, dated June 1, 2010** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Martin B. Flanagan and Kerry C. Flanagan, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1009 St. Andrews Place, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28 day of November, 2016.

Shirley A. Bassler, Trustee

Shirley A. Bassler, Trustee of the Shirley A. Bassler
Revocable Living Trust, dated June 1, 2010

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shirley Bassler, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of November, 2016.

Notary Public

My Commission Expires:

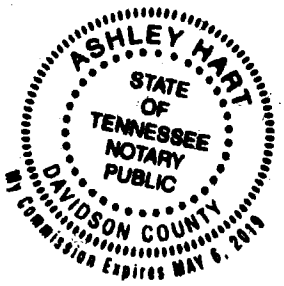


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of St. Andrews Place, as of record in Plat Book 6250, page 909, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Shirley Bassler by deed dated February 10, 2000 from Pati Louise O'Connor Walters of record in Instrument No. 20000211-0014250, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 1, 2010 in Instrument No. 20100603-0042757, Shirley A. Bassler conveyed subject property to Shirley A. Bassler Revocable Living Trust, dated June 1, 2010, Shirley A. Bassler, Trustee. Shirley A. Bassler and Shirley Bassler are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2017, a lien, but not yet due and payable. Map and Parcel No. 132 01 0 A 002 00CO.
2. Declaration of Covenants, Conditions and Restrictions for St. Andrews Place of record in Book 6856, page 843, amended in Book 7085, page 528, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 6250, page 909, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water main, pumps and appurtenances and force main, of record in Instrument No. 20061127-0145857, Register's Office for Davidson County, Tennessee.
5. St. Andrews Place Leasing Rules, recorded in Instrument No. 20120531-0047004, Register's Office for Davidson County, Tennessee.
6. St. Andrews Place Parking Rules, recorded in Instrument No. 20120531-0047005, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

