WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170017199 DEEDWARR
Recvd: 02/28/17 09:52 2 pgs
Fees:13.00 Taxes:556.48
20170228-0019658

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$150,400.00**

Dorothy Joan Mercy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

SARA L. MILLER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES 8-1-2020

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy Joan Mercy	~~Same As New Owner~~	**Map 131-02-0A**
(NAME)	(NAME)	
2116 Hobbs Road, #I-5	825 Glen Leven Dr	**Parcel 042.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **JOHN F. K. FLANAGAN AND CAROL J. S. FLANAGAN, HUSBAND AND WIFE, SEAN FLANAGAN AND KRISTIE FLANAGAN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOROTHY JOAN MERCY,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. I-5, in a Horizontal Property Regime located on the Plat of Hobbs House Condominium Apartments, of record in Book 5200, page 54, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Sean Flanagan and wife, Kristi Flanagan, a thirty percent (30%) interest, by Quitclaim Deed from John F. K. Flanagan, filed for record on July 28, 2016 as Instrument No. 20160728-0077824, Register's Office for Davidson County, Tennessee. Being the same property conveyed to John F. K. Flanagan by Quitclaim Deed from Carol J. S. Flanagan, filed for record as Instrument no. 20120424-0035174, said Register's Office. Being the same property conveyed to John F. K. Flanagan and wife, Carol J. S. Flanagan by Warranty Deed, filed for record as Instrument No. 20100609-0044652, said Register's Office. Kristi Flanagan name was inadvertently wrong on prior deed, her correct name is Kristie Flanagan.

Carol J. S. Flanagan joins in executing this Warranty Deed to convey any and all marital rights she may have in subject property.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **2116 Hobbs Road, #I-5, Nashville, TN 37215**

(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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 6th day of February, 2017.

Sean Flanagan

Kristie Flanagan

John F. K. Flanagan

Carol J. S. Flanagan

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Sean Flanagan**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of February, 2017..

Commission expires: _____

LARA L. MILLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Kristie Flanagan**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of February, 2017..

Commission expires: _____

LARA L. MILLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **John F. K. Flanagan and Carol J. S. Flanagan**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of February, 2017.

Commission expires: _____

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

Notary Public