BILL GARRETT, Davidson County
Trans:T20170071139 DEEDWARR
Recvd: 08/16/17 13:12 2 pgs
Fees:13.00 Taxes:425.50

20170816-0084156

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$115,000.00
|X
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 11th day of August, 2017.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bert Knight and Cynthia Knight 102 Guill Ct. Nashville, TN 37214	New Owner	086.09-0-005.00

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, we,

Hollis Russell Flanagan and Janet F. Flanagan, Trustees of the Flanagan Revocable Living Trust, Dated June 27, 2016

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Bert Knight and Cynthia Knight, 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:

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Being Lot Number 78-A, of the Zone Lot Division of Lakeside Woods Estates, Section Two of Lots 78 and 79, as of record in Plat Book 6900, Page 243, amending in Book 6200, Page 461, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Hollis Russell Flanagan and Janet F. Flanagan, Trustees of the Flanagan Revocable Living Trust, dated June 27, 2016, by Warranty Deed from Hollis R. Flanagan and wife, Janet F. Flanagan, as tenants by the entirety of record in Instrument Number 20160706-0068787, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 6900, Page 243, amending Book 6200, Page 461, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6564, Page 740, amended in Book 7347, Page 82, Register's Office for Davidson County, Tennessee
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **105 Schooner Ct., Hermitage, TN 37076**
(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 hand(s) this 11th day of August, 2017.

Hollis Russell Flanagan, Trustee

Janet F. Flanagan, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Hollis Russell Flanagan and Janet F. Flanagan, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged the they are the Trustees of the Flanagan Revocable Living Trust, Dated June 27, 2016 and are authorized by the Trust, to execute this instrument on behalf of the Trust.

Witness my hand, at office, this 11th day of August, 2017.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076