Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0826

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2017.

Notary Public
MY COMMISSION EXPIRES: 9-6-20
File No. G17-9422D

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

BILL GARRETT, Davidson County
Trans: T20170077945 DEEDWARR
Recvd: 09/06/17 10:58 2 pgs
Fees: 13.00 Taxes: 980.13
20170906-0091552

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Linda M. Stanfill, A Single Person (NAME)	Origin Bank (NAME)	034-07-A-153.00 CO
1925 Nancy Beth Drive (STREET ADDRESS)	1800 Hudson Ln. Ste 2A (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Monroe, LA 71201 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Marcus S. Flanagan and Andrea D. Flanagan, Husband and Wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Linda M. Stanfill, A Single Person**, 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. 7 on the plan of FINAL SUBDIVISION PLAT OF HARBOR VILLAGE, PHASE III, as shown by plat of record in Instrument No. 20050331-0034862 and amended by Surveyor's Certificate of Correction of record in Instrument No. 20050406-0038091, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Marcus S. Flanagan and wife, Andrea D. Flanagan from Westview Homes, LLC, a Tennessee Limited Liability Company, by Deed dated February 28, 2006, as Instrument No. 20060327-0034467, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20050331-0034862 as amended in Surveyor's Certificate of Correction of record in Instrument No. 20050406-0038091, and Boundary Plat of record in Plat Book 6250, page 626, Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6628, page 577,Book 6646, page 543, Book 10672, page 743, Instrument No. 20010817-0089318, and Instrument No. 20170808-0081338, and in any allied instrument(s) referred to in said restrictions.

4. Bylaws of record in Book 6628, page 588 and Instrument No. 20070205-0014894, Register's Office for Davidson County, Tennessee.
5. Broadband Communications Easement as recorded in Instrument No. 20110930-0075699, Register's Office for Davidson County, Tennessee.
6. Stormwater Detention Agreement as recorded in Instrument No. 20050218-0018400, Register's Office for Davidson County, Tennessee.
7. Master Deed as recorded in Book 7675, page 804 and Book 8402, page 569, Register's Office for Davidson County, Tennessee.
8. Charter of Homeowner's Association of record in Book 6635, page 254, Register's Office for Davidson County, Tennessee.
9. Common Area conveyed to Homeowner's Association of record in Book 8485, page 966, Register's Office for Davidson County, Tennessee.
10. Sewer/Storm Drainage Easement as recorded in Book 6861, page 935, Register's Office for Davidson County, Tennessee.
11. Sewer/Storm Drainage Easement as recorded in Book 7121, page 202, Register's Office for Davidson County, Tennessee.
12. Conveyance for Water/Sewage Services as recorded in Book 7024, page 914, Register's Office for Davidson County, Tennessee.
13. Overhead Line Easement as recorded in Book 10437, page 210, Register's Office for Davidson County, Tennessee.
14. Subject to the flow of any river, creek, or stream.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1925 Nancy Beth Drive, 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 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. Whenever 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 31st day of August, 2017.

Marcus S. Flanagan — August 31, 2017 Date

Andrea D. Flanagan — August 31, 2017 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Marcus S. Flanagan and Andrea D. Flanagan, Husband and Wife, the bargainor(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 and official seal, this 31st day of August, 2017.

My Commission Expires:_____

Notary Public

TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066