WARRANTY DEED

Bill Garrett Davidson County
Batch# 23044 DEEDWARR
11/07/2017 09:26:28 AM 2 pgs
Fees: $13.00 Taxes: $932.40

20171107-0114312

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $252,000.00

KGF
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF NOVEMBER 2017.

J Anderson
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-4098B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
Kristin E. Feeny	New Owner	072-04-0-187.00
1503 Norvel Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

COLEMAN FLYNN AND ABIGAIL FLYNN F/K/A ABIGAIL WOOD, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KRISTIN E. FEENY, UNMARRIED

HEREINAFTER CALLED THE GRANTEE(S), 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. 29 on the Plan of Shadowlawn Subdivision of record in Plat Book 1130, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Coleman Flynn and Abigail Wood, husband and wife by Warranty deed from Richard Chase McGill, unmarried of record in Instrument No. 20141029-0099687 Register's Office for Davidson County, Tennessee, dated October 24, 2014 and recorded on October 29, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is improved property known as 1503 Norvel Avenue, Nashville, TN 37216

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 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 hand on the 3rd day of November 2017.

Coleman Flynn

Abigail Flynn

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally, appeared before me, a Notary Public of said County and State, COLEMAN FLYNN AND ABIGAIL FLYNN, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of November 2017.

Notary Public

My Commission Expires: 10/11/21

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 17-4098B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027