Prepared by
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33969-10-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,155,000.00. KGM Affiant Subscribed and sworn to before me this 8th day of November, 2017. Notary Public My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner: Tatum Z. Flynn, Margaret C. Flynn 4300 Parkview Circle Nashville, TN 37204	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 131 04 0 171 00

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, **Chrissy Frankum, Trustee of the Dan Mitchell Frankum 2014 Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tatum Z. Flynn and Margaret C. Flynn**, husband and wife ("Grantees"), their 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 4300 Parkview Circle, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 and assigns to warrant and forever defend the title to said real estate to Grantees, their 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.

Bill Garrett Davidson County
Batch# 25134 **DEEDWARR**
11/13/2017 02:45:19 PM 3 pgs
Fees: $18.00 Taxes: $4,273.50

20171113-0116454

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of November, 2017.

Chrissy Frankum, Trustee of the Dan Mitchell Frankum 2014 Trust

Chrissy Frankum, Trustee of the Dan Mitchell Frankum 2014 Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chrissy Frankum, Trustee of the Dan Mitchell Frankum 2014 Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Dan Mitchell Frankum 2014 Trust, and as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 8th day of November, 2017.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2018

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 25 on the Map of M.N. Young's Park View Subdivision, as of record in Plat Book 547, page 173, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Chrissy Frankum, Trustee of the Dan Mitchell Frankum 2014 Trust by deed dated May 5, 2014 from Shaffer Home Services, LLC, a Tennessee limited liability company of record in Instrument No. 20140508-0039349, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 131 04 0 171 00.
2. All matters appearing on the Plan of record as Book 547, page 173, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3956, page 972, Register's Office for Davidson County, Tennessee.