This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File #1804846

Bill Garrett Davidson County
Batch# 73645 DEEDWARR
03/27/2018 09:54:31 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20180327-0028469

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Linda Wagner	**New Owner**	75-6-38.00
1844 Woodland Pointe Dr Nashville, TN 37214		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Flanigan Investments, LLC,** a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Linda Wagner,** hereinafter called the Grantee, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 279 on the Plan of Hermitage Estates Subdivision, Section 2, as of record in Book 3700, page 23, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael D. McClain and wife, Karen McClain by Warranty Deed from E.W. Wilkerson and Harry D. Bass, dated 2/21/1990 and recorded 2/22/1990, of record in Book 8049, page 920, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Flanigan Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Michael D. McClain and wife, Karen McClain, by and through her duly appointed Attorney in Fact, Michael D. McClain, by Power of Attorney, dated 10/31/2017 and recorded 11/8/2017, of record in Instrument No. 20171108-0115221, Register's Office for Davidson, County, Tennessee. Said Warranty Deed is dated 11/2/2017 and recorded 11/8/2017, of record in Instrument No. 20171108-0115222, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2018 taxes are a lien, not yet due and payable, and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Flanigan Investments, LLC,** does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Flanigan Investments, LLC,** further covenants and binds its representatives, to warrant and

forever defend the title to the said land to the said Grantee, their/his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **4235 Sweden Drive, Hermitage, TN 37076**

Executed on this 23rd day of March, 2018.

Flanigan Investments, LLC,
By Floyd Flanigan, Jr., Authorized Member

STATE OF Tennessee
COUNTY OF Williamson

On this 23rd day of March, 2018, personally appeared before me, the undersigned, Floyd Flanigan, Jr., who is the Authorized Member of **Flanigan Investments, LLC,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Authorized Member of **Flanigan Investments, LLC,** and that he executed the within instrument for the purposes therein contained, as his free act and deed and as Authorized Member of **Flanigan Investments, LLC,** with full power and authority to act on behalf of the company. Witness my hand this 23rd day of March, 2018.

Notary Public

My Commission Expires: 1-8-19

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Sworn to and subscribed to me, the undersigned, this 23rd day of March, 2018.

Notary Public

My Commission Expires: 1-8-19