This Instrument Prepared By & Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18112

Bill Garrett Davidson County
Batch# 74313 DEEDWARR
03/28/2018 10:25:05 AM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20180328-0028857

Send Tax Bills To:
Farmington Mortgage, a Division of Capstar Bank
2002 Richard Jones Road, Ste. 300A
Nashville, TN 37215

New Owner is:
Rascoe S. Dean
2314 Woodmont Blvd.
Nashville, TN 37215

MAP: 117-06-0
PARCEL: 098.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Charles Patrick Flynn and wife, Amy B. Flynn**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Rascoe S. Dean and wife, Caroline D. Dean**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 2314 Woodmont Blvd., Nashville, TN 37215

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

Land in Davidson County, Tennessee, being the Easterly 125 feet of Lot No. 32 on the Plat of E.L. Hampton's Subdivision called "Hillsboro Heights" not of record, but described according to a survey dated December 26, 1912, as follows:

Beginning at a point in the Northerly margin of Woodmont, formerly Concrete, Boulevard said point being 900 feet west of the center line of 23rd Avenue South and being the common front corner of Lots 32 and 33; thence with the line between said two lots Northwardly 369.7 feet to the common corner of Lots 25, 26, 32 and 33; thence with the line between Lots 26 and 32 Westwardly 125 feet to the Northeast corner of the property conveyed to A.K. Head by deed from Annabell Allen Sensing and husband, of record in Book 1142, Page 422, Register's Office for said County; thence with said Head's Easterly line, Southwardly 370 feet, more or less, to the Northerly margin of said Woodmont Boulevard; thence with the margin of said Woodmont Boulevard Eastwardly 125 feet to the point of beginning.

Being the same property conveyed to Charles Patrick Flynn and Amy B. Serck by Warranty deed from Donna Brake Smith of record in Book 10930, page 584, Register's Office for Davidson County, Tennessee, dated May 11, 1998 and recorded on May 13, 1998. Subsequently conveyed to Charles Patrick Flynn and wife, Amy B. Flynn by Quitclaim deed from Charles Patrick Flynn and Amy B. Serck of record in Book 11038, page 15, Register's Office for Davidson County, Tennessee, dated July 21, 1998 and recorded on July 28, 1998.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 23rd day of March, 2018.

GRANTOR:

Charles Patrick Flynn

Amy B. Flynn

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Charles Patrick Flynn and Amy B. Flynn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 23rd day of March, 2018.

Notary Public

My Commission Expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,350,000.00.

Affiant

SWORN TO and subscribed before me this 27th day of March, 2018.

NOTARY PUBLIC

My commission expires: September 7, 2021

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021