MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

Bill Garrett Davidson County
Batch# 83411 DEEDWARR
04/20/2018 02:34:44 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20180420-0037570

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$435,000.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of April, 2018.

Notary Public

My commission expires: (AFFIX SEAL)

RENEE ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JASON WEI-KANG TAN	**NEW OWNER**	**160-15-0B-002.00 CO**
AMY GANT TAN		
905 Brenton Park Ct		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
BRYAN P. FLANAGAN AND WIFE, BONNIE T. FLANAGAN
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
JASON WEI-KANG TAN AND AMY GANT TAN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled the Plan of Brenton Park, of record in Plat Book 7900, page 820, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BRYAN P. FLANAGAN AND WIFE, BONNIE T. FLANAGAN, by deed from RICHARD N. SHIPP AND WIFE, DEBRA JEAN MCCLURE SHIPP, of record in Instrument No. 20040618-0072699, dated June 18, 2004, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 905 Brenton Park Drive, Brentwood, TN 37027.

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 heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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/our hand(s) this 20th day of April, 2018.

BRYAN P. FLANAGAN

BONNIE T. FLANAGAN

State of Tennessee)
County of Davidson)

On this 20th day of April, 2018, before me personally appeared, **BRYAN P. FLANAGAN AND WIFE, BONNIE T. FLANAGAN,** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 8.20.2019

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON