RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
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. 34165-03-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $619,900.00. Kenneth B. Watson Affiant Subscribed and sworn to before me this 20th day of April, 2018. GEORGE MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020 Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Bryan Flanagan, Bonnie Flanagan 5417 Heather Lane Brentwood, TN 37027	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 160 08 0 100 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, **Kenneth B. Watson and wife, Connie F. Watson**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryan P. Flanagan and Bonnie T. Flanagan, husband and wife** ("Grantee"), 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 5417 Heather Lane, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, 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, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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# 86292 DEEDWARR
04/30/2018 01:36:11 PM 3 pgs
Fees: $18.00 Taxes: $2,293.63

20180430-0040469

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of April, 2018.

Kenneth B. Watson

Kenneth B. Watson

Connie F. Watson

Connie F. Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth B. Watson and Connie F. Watson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of April, 2018.

GEORGE E. MUOTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Epworth, as of record in Plat Book 5200, page 745, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kenneth B. Watson and wife, Connie F. Watson by dated September 9, 1992 from John W. Chandler and wife, Elaine Y. Chadler of record in Book 8728, page 386, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 160 08 0 100 00.
2. Restrictive covenants contained in an instrument of record in Book 6269, page 495, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 5200, page 745, Register's Office for Davidson County, Tennessee.