WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Bill Garrett Davidson County
Batch# 86441 **DEEDWARR**
04/30/2018 03:51:44 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20180430-0040690

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ellen E. Mundy	new owner	Map 143-3-A
(NAME)	(NAME)	
6946 Highland Park Drive		Parcel 10.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **John F. K. Flanagan and Carol J. S. Flanagan, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ellen E. Mundy, an unmarried woman,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, a part of Phase Two Harpeth Glen Condominium tract as shown per plat made in Exhibit One hereto of record 4460, page 99, Register's Office for Davidson County, Tennessee; the part hereby conveyed being Unit No. E-1 on the said section plat together with the carport designated number E-1, a family Unit type No. 2, as shown and described by the Master Deed Establishing Horizontal property Regime with respect to Harpeth Glen Condominium, including the Plan and the Administrative Bylaws thereunto attached and exhibited, recorded in Book 4546, page 658, and amended in Book 4630, page 504, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed, Plan and Administrative Bylaws, including without limitation such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed to John F. K. Flanagan and Carol J. S. Flanagan by Quitclaim Deed from Maura Mercy and husband, Charles Mercy, filed for record on September 8, 2017 as Instrument No. 20170908-0092399, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 6946 Highland Park Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEES, their 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 hands this 25th day of April, 2018.

John F. K. Flanagan

Carol J. S. Flanagan

ACKNOWLEDGMENT

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **John F. K. Flanagan and Carol J. S. Flanagan**, the within named grantor(s), 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.

Notary Public ~~Robert L. Scruggs~~
Leslie C. Loughlin

My Commission Expires: 1/3/22

File No.: 38776

LESLIE C. LOUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022