WARRANTY DEED

Bill Garrett
Batch# 114507
07/11/2018 08:14:47 AM
Fees: $13.00 Taxes: $369.63

Davidson County
DEEDWARR
2 pgs

20180711-0066675

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: July 05, 2021

(AFFIX SEAL)

Return to:
Greater Nashville Title & Closing Co.
200 Madison St.
Madison, TN 37115

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Seth McCartney Thornton	Seth McCartney Thornton	05203017600 and 04315018100
(NAME)	(NAME)	
153 Lake Terrace Drive	153 Lake Terrace Drive	
(ADDRESS)	(ADDRESS)	
Hendersonville TN 37075	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, DEAN EVERETT FLINT, TRUSTEE OF THE DEAN EVERETT FLINT REVOCABLE LIVING TRUST DATED DECEMBER 25, 1999 AS AMENDED ON JUNE 10, 2003, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SETH MCCARTNEY THORNTON, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, being the west one-half of Lot No. 21, William I. Love's Larkin Springs Property, not of record, described as follows:

Said westerly one-half of Lot No. 21 fronts 100 feet on the north side of Manzano Road and runs back between parallel lines, 200 feet to an alley.

Being the same property conveyed to Dean Flint by Warranty Deed from Douglas Lee Brown ad wife, Nancy Elaine Brown dated June 10, 2016, recorded as Instrument No. 20160705-0068300 in the Register's Office for Davidson County, Tennessee. Further, the said Dean Flint aka Dean Everett Flint conveyed above property to Dean Everett Flint as Trustee of the Dean Everett Flint Revocable Living Trust dated December 25, 1999 by Quitclaim Deed dated August 23, 2017, recorded as Instrument No. 20171023-0108312, said Register's Office. Amended Revocable Living Trust Agreement dated June 10, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2018 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THE RIGHT-OF-WAY OF MANZANO ROAD, FURTHER SUBJECT TO SEWER EASEMENTS OF RECORD IN BOOK 6643, PAGE 779 AND BOOK 6868, PAGE 978, BOTH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO EASEMENTS, IF ANY, THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

unimproved ☒

This is improved ☑ property, known as 317 Manzano Road, Madison, TN 37115 / 319 Manzano Road, Madison, TN 37115

(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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, 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 hand this 6th day of July, 2018.

Dean Everett Flint, Trustee of the Dean Everett Flint Revocable Living Trust dated December 25, 1999

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 6th day of July, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dean Everett Flint**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
July 05, 2021

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115