[redacted]

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

STATE OF ~~TENNESSEE~~ West Virginia
COUNTY OF Summers

The actual consideration or value, whichever is greater, for this transfer is $355,900.00.

James C Flanagan II
Affiant

Subscribed and sworn to before me, this ~~10th~~ 9th day of August, 2018.

Notary Public

My commission expires: 20 Dec 22

OFFICIAL SEAL
NOTARY PUBLIC, STATE OF WEST VIRGINIA
Robin A. Holstein
334 Nancy Avenue
Diamond, WV 25015
My Commission Expires December 20, 2022

(Notary Stamp)

Bill Garrett Davidson County
Batch# 127966 DEEDWARR
08/13/2018 10:08:56 AM 2 pgs
Fees: $13.00 Taxes: $1,316.83

20180813-0079500

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
William H. Hedges and Annette S. Hedges	William H. Hedges and Annette S. Hedges	141-15-0D-034.00
8020 Claytie Circle	8020 Claytie Circle	
Nashville, TN 37221-4628	Nashville, TN 37221-4628	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

James E. Flanagan, II, a married man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

William H. Hedges and Annette S. Hedges, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 34 on the Plan of Phase I, "Sheffield" on the Harpeth, as of record in Book 6900, Pages 10 and 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to James E. Flanagan, II, unmarried, by Warranty Deed from Randall F. Black and wife, Shanna C. Black, of record in Instrument No. 20000914-0091665, Register's Office for Davidson County, Tennessee, recorded on September 14, 2000; the said James E. Flanagan, II, having since married; Cheryl Flanagan, spouse of James E. Flanagan, II, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property, particularly her marital interest.

[redacted]

This is improved property known as 7629 Staffordshire Dr., Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of August, 2018.

James E. Flanagan, II

Cheryl Flanagan

STATE OF West Virginia

COUNTY OF Summers

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, James E. Flanagan, II, and Cheryl Flanagan, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 9th day of August, 2018.

Notary Public
My Commission Expires: 20 DEC 22

OFFICIAL SEAL
NOTARY PUBLIC, STATE OF WEST VIRGINIA
Robin A. Holstein
334 Nancy Avenue
Diamond, WV 25015
My Commission Expires December 20, 2022

SolomonParks File No. 18-001266-528

SP 11/2015