

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $292,500.00

Affiant

Subscribed and sworn to before me, this 16th day of August, 2018.

Notary Public

My commission expires: 7/6/20

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

Bill Garrett Davidson County
Batch# 131768 **DEEDWARR**
08/21/2018 03:13:44 PM 2 pgs
Fees: $13.00 Taxes: $1,082.25

20180821-0082936

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Heather Wolfe Austin	new owner	**126-15-0B-002.00**
7009 Lexington Point Dr		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jonathan Flinn and Sarah Flinn, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Heather Wolfe Austin, single 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, being Lot 2, Lexington Point Subdivision, Section Four, as shown on plat of record in Instrument No. 20000830-0085624, in the Register's Office, Davidson County, Tennessee. to which plat reference is hereby made for a ~~mroe~~ more particular description of said property.

Being the same property conveyed to Jonathan Flinn and Sarah Flinn, husband and wife, by Warranty Deed from Kristy Lynn Roll and Justin Lee Roll, wife and husband, dated September 12, 2014, of reocrd in Instrument No. 20140915-0084159, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

HOA Charter of record in Instrument No. 20001020-0104424, said Register's Office.

Bylaws of record in Instrument No. 20150220-0014706, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-1&E-18-7009

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 7009 Lexington Point Dr, Nashville, TN 37221.

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 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 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.

Jonathan Flinn by Sarah Flinn attorney in fact Date: 8/16/18
Jonathan Flinn
By: Sarah Flinn
Attorney in Fact

Sarah Flinn Date: 8/16/18
Sarah Flinn

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Sarah Flinn, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of August, 2018..

MARK B. LEEDY STATE OF TENNESSEE NOTARY PUBLIC

NOTARY PUBLIC

My Commission Expires: 9/7/21

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sarah Flinn with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of Jonathan Flinn , and is authorized by him to execute this instrument on his behalf by virtue of a Power of Attorney recorded in Book * _____, Page _____, in said Register's Office.

* 20180821-0082935

Witness my hand and official seal at office, this 16th day of August, 2018.

MARK B. LEEDY STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

My Commission Expires: 9/7/21