Karen Y Johnson Davidson County
Batch# 147470 DEEDWARR
10/01/2018 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20181001-0097329

| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00<br>AFFIANT<br>SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF OCTOBER, 2018.<br>NOTARY PUBLIC<br>MY COMMISSION EXPIRES 1-3-22 |
|---|---|

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-5097B

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>**If left blank, please use the address of the new owner** | MAP-PARCEL |
|---|---|---|
| Jeremy Dylan Potts | New Owner | 072-05-0-143.00 |
| 1003 Dozier Place | | |
| Nashville, TN 37216 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**TRAVIS M. FLYNN AND ALEXA FLYNN, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**JEREMY DYLAN POTTS, A SINGLE MAN**

HEREINAFTER CALLED THE GRANTEE(S), 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 No. 30 and 32 on the Map of Dozier Place of record in Plat Book 974, Page 51, in the Register's Office for Davidson County, Tennessee.

Said Lots No. 30 and 32 adjoin and front together 100 feet on the Northerly side of Dozier Avenue and run back 109 feet on the Westerly line 113.3 feet on the Easterly line to a dead line, measuring 100.2 feet thereon.

Being the same property conveyed to Travis M. Flynn, unmarried person, and Alexa Taylor Ayala, an unmarried person by Warranty deed from Frances M. Nicholson, unmarried of record in Instrument No. 20140922-0086707 Register's Office for Davidson County, Tennessee, dated September 16, 2014 and recorded on September 22, 2014. Alexa Taylor Ayala, having since married and now known as Alexa Flynn.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 1003 Dozier Place, Nashville, TN 37216

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 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.

Witness my hand on the 1st day of October, 2018.

Travis M. Flynn

Alexa Flynn

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, TRAVIS M. FLYNN AND ALEXA FLYNN, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of October, 2018.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**File #: 18-5097B**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**

COMPASS
– LAND TITLE –

# TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

