WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$160,000.00.**

Affiant

Subscribed and sworn to before me this 13th day of November, 2018.

Notary Public
My Commission expires: 8/1/22
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Y Johnson Davidson County
Batch# 159363 DEEDWARR
11/14/2018 10:19:30 AM 2 pgs
Fees: $13.00 Taxes: $592.00
20181114-0112156

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Flanigan Investments, LLC	SAME	060-12-0-116.00
P.O. Box 129		
College Grove, TN 37046		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John Kelly**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Flanigan Investments LLC, a Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Described property located in Davidson County, Tennessee, to-wit:

The easterly 60 feet of the westerly 122 feet of the easterly part of Lot Number 16 on the plan of Joywood Heights, Section 3, not of record, described recording is a survey made by W.W. Turger Company, Engineers, January 15, 1948, as follows:

Beginning at the northeast corner of the property conveyed to Leslie C. Douglas and wife, by deed from T.W. Street and wife, of record in Book 2248, Page 411, Register's Office for said County; thence south 83 degrees 301 east 60 feet to a point 8.3 feet west of the corner of Lot Numbers 15 and 16; thence southwardly 379.5 feet more or less to the northerly line of the property conveyed to Joshsia L. Holt and wife, by Deed from T.W. Street and wife, of record in Book 2153, Page 94, said Register's Office; thence with said line westerly 60 feet to a point 62 feet east of the westerly line of said Lot Number 16, being the northwest corner of said Holt property, thence northwardly and parallel with the westerly line of said Lot Number 16, 382 feet more or less to the point of beginning.

Being the same property conveyed to John Kelly from Secretary of Veterans Affairs, an Officer of the United States of America by Special Warranty Deed on August 29, 2006, of record in Instrument Number 20060920-0116245, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4160, Page 255, Register's Office for Davidson County, Tennessee.

This is improved property known as: **126 Hart Lane, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 13, 2018.

John Kelly

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John Kelly** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 13, 2018

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY