THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181118435

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $697,500.00.

Affiant

Subscribed and sworn to before me, this 10th day of December, 2018.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Y Johnson Davidson County
Batch# 172694 DEEDWARR
12/11/2018 02:33:43 PM 2 pgs
Fees: $13.00 Taxes: $2,580.75
20181211-0120630

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Zachary F. Flynn and Alyson S. Flynn 1011 Bate Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 105-09-0-261.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul Brent Ferrell, Jr. and Katherine Bedinger Ferrell, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zachary F. Flynn and Alyson S. Flynn, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 in W.S. Criddle's Subdivision of Lot No. 1 Lawrence Plan of Lots as record in Book 57, Page 84, Register's Office for Davidson County, Tennessee. Said Lot No. 27 fronts 50 feet on the South side of Bate (formerly Cleveland) Avenue and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Paul Brent Ferrell, Jr. and wife, Katherine Beddinger Ferrell by Warranty Deed from Mark S. Miller, married, recorded on the 6th day of May, 2009 in Instrument No. 20090506-0041839, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W.S. CRIDDLE'S SUBDIVISION OF LOT NO. 1 LAWRENCE PLAN, as recorded in Plat Book 57, Page(s) 84.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

FYI: No release was found of record for Installment Deed recorded in Book 6035, Page 539, Quitclaim Deed recorded in Book 6931, Page 662 states the conveyance was made in Lieu of Foreclosure. However, it did not state it was releasing the Installment Deed recorded in Book 6035, Page 539.

This is improved property located at 1011 Bate Avenue Nashville TN 37204

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VRES-18-0101

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of December, 2018.

Paul Brent Ferrell, Jr.

Katherine Bedinger Ferrell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul Brent Ferrell, Jr. and Katherine Bedinger Ferrell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 2018.

Notary Public

My Commission Expires: _____

