Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0018

Karen Johnson Davidson County
Batch# 191443 **DEEDWARR**
02/04/2019 12:04:22 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20190204-0010359

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of January, 2019

Notary Public

Commission Expires: _____

KAYLA L DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 05-15-2021
RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Oren Flint 211 Regal Irvine, CA 92620	BOKF 7600 W. Northwest Hwy. Dallas, TX 75225	135-16-0B-081.00 CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Thomas J. Prescott, a married man and Darcel E. Prescott, his wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Oren Flint and Batsheva Flint, husband and wife

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 Unit No. 81, on the plan of Woodridge at Nashboro Village, of record in instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Thomas J. Prescott, a married man and Darcel E. Prescott, his wife, by Warranty Deed from Beazer Homes Corp. DBA Phillips Builders, a Tennessee Corporation, dated 9/17/04 and recorded 9/24/04 in Instrument No. 20040924-0115783, in the Register's Office of Davidson County, Tennessee.

Power of Attorney of record in Instrument No. 20190204-0010358, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 564 Flintlock Court, Nashville, TN 37217

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 so 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 is 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of January, 2019.

Thomas J. Prescott by Patricia P. Fox attorney-in-fact
Thomas J. Prescott by Patricia P. Fox,
Attorney-In-Fact

Darcel E. Prescott by Patricia P. Fox attorney in fact
Darcel E. Prescott by Patricia P. Fox,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia Fox,** 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 further acknowledged that she is the attorney in fact of **Thomas J. Prescott and Darcel E. Prescott** and that she is authorized by **Thomas J. Prescott and Darcel E. Prescott** to execute this instrument on their behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 30th day of January, 2019.

Kim Gillespie
Notary Public
My Commission Expires: 9.22.20

(Notary Seal)

