Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 219392 DEEDWARR
04/18/2019 08:45:25 AM 2 pgs
Fees: $13.00 Taxes: $939.80

20190418-0035662

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $254,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of April, 2019.

Notary Public

My commission expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
William Thomas Flanagan and Maria Stella Flanagan	NEW OWNER	**173-09-0A-648.00-CO**
2923 Stone Lane		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Ashley Deheide, a single woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

William Thomas Flanagan and Maria Stella Flanagan, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 608 on the Plan of Section One of Phase Eight Lenox Village of record in Plat at Instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ashley Deheide, single woman by Warranty deed from Danielle Charette, an unmarried woman of record in Instrument No. 20150204-0010552 Register's Office for Davidson County, Tennessee.

This is improved property known as **2923 Stone Lane, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, theirs heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 12th day of April, 2019.

Ashley Deheide by Jerry Deheide,
her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

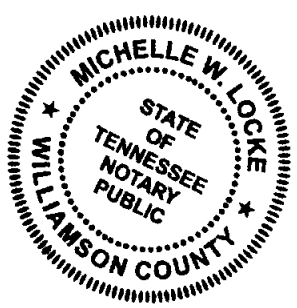
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jerry Deheide, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Ashley Deheide for the purposes therein contained, and who further proved to me that he is the Attorney-in-Fact for Ashley Deheide, and is authorized by her to execute this instrument on her behalf.

This the 12th day of April, 2019.

Notary Public

My Commission Expires: 9/29/21

SolomonParks File No. 19-000096-525



SP 11/2015