WARRANTY DEED

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Joseph Springer	CHERRY CREEK MTG CO, INC	09401026100
(NAME)	(NAME)	
515 S 14th Street	7600 E ORCHARD RD #250-N	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	GREENWOOD VILLAGE, CO 80111	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we **Virginia Kelly Broderick Flint and Joshua R. Flint, wife and husband,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Daniel Joseph Springer, an unmarried man and Jacqueline Marie Puoci, an unmarried woman as joint tenants with right of survivorship,** hereinafter called the GRANTEE(S), their 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. 25, on the Revised Plan of Shelby Village No. One, of record in Plat Book 1835, Page 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Virginia Kelly Broderick, a single woman by Warranty Deed dated 6/15/2012, from Susan Kronk, an unmarried woman of record in Instrument 201207050058862, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat Book 1835, Page 63, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 515 S 14th Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 229904 **DEEDWARR**
05/14/2019 03:11:37 PM 2 pgs
Fees: $13.00 Taxes: $973.10

20190514-0045450

File No.: 401318
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Effective the 10th day of May, 2019.

Virginia Kelly Broderick Flint

Joshua R. Flint

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Virginia Kelly Broderick Flint and Joshua R. Flint**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this .

Notary Public:
My Commission Expires: 7/9/22

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129