Karen Johnson Davidson County
Batch# 248493 DEEDWARR
06/25/2019 03:34:28 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20190625-0061605

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$305,000.00.**

Katherine Nicole Maxwell
Affiant

Subscribed and sworn to before me this 21st day of June, 2019.

Notary Public
My Commission expires: 05-2-22
(Affix Seal)

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:
Katherine Nicole Maxwell	FIRST COMMUNITY MTG, INC	060-12-0-116.00
126 Hart Lane	262 ROBERT ROSE DR, STE 200	
Nashville, TN 37207	MURFREESBORO, TN 37129	

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, **Flanigan Investments LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Katherine Nicole Maxwell, a single woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

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 Flanigan Investments LLC, a Tennessee limited liability company, from John Kelly, by deed on November 13, 2018, of record in Instrument Number 20181114-0112156, 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 June 21, 2019.

Flanigan Investments LLC, a Tennessee limited liability company

BY: _____
Andy Maloney, Authorized Agent

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Andy Maloney,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **Flanigan Investment, LLC,** the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 10/14/2020
NOTARY PUBLIC

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY