WARRANTY DEED

Karen Johnson Davidson County
Batch# 366691 **DEEDWARR**
03/04/2020 11:51:04 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20200304-0024058

O-LE-20-907-202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2020.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Fredrick P. Eisele and Linda L. Eisele	**NEW OWNERS**	
(NAME)	(NAME)	**092-16-0J-202.00-CP**
907 18th Ave S #205		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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 consideration, the receipt of which is hereby acknowledged, **JOHN P. FLANIGAN, JR. AND SUSAN D. FLANIGAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FREDRICK P. EISELE AND LINDA L. EISELE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 202 of South Square Condominium, a horizontal property regime, as established by Master Deed of record in Instrument No. 20070710-0082274, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John P. Flanigan, Jr. and Susan D. Flanigan, husband and wife by Warranty deed from Stephen Mansfield and Beverly Mansfield, Husband and wife of record in Instrument No. 20160811-0083443 Register's Office for Davidson County, Tennessee, dated August 08, 2016 and recorded on August 11, 2016. (Value of consideration shown in aforementioned deed $171,500.00.) Being also known as 907 18th Ave S #202 202 Nashville, Tennessee 37212.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1, Page (s) 69 & 81, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of South Square Condominium of record in Instrument Number 20070710-0082274, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **907 18th Ave S #202, Nashville, Tennessee 37212**.

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 heirs and 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 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.

Witness my/our hand(s) this the 12th DAY OF FEBRUARY, 2020.

John P. Flanigan, Jr.

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN P. FLANIGAN,, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 DAY OF FEBRUARY, 2020.

Notary Public
My Commission Expires: 09-07-2021
(SEAL)

CAROLYN MANTIA
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission # 13546196
My Commission Expires 09-07-2021

Witness my/our hand(s) this the 12 DAY OF FEBRUARY, 2020.

Susan D. Flanigan

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN D. FLANIGAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 DAY OF FEBRUARY, 2020.

Notary Public
My Commission Expires: 09-07-2021
(SEAL)

CAROLYN MANTIA
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission #.13546196
My Commission Expires 09-07-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212