Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $196,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of April, 2020.

Notary Public
My commission expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

02-2003-50827

Address of New Owner:	Send Tax Bills to:	Tax Information:
Alicia Pawlowski 3718 Colonial Heritage Drive Nashville TN 37217	New owner	136-03-0-C-086.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary Kathryn Flanagan, a single woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Alicia Nicole Pawlowski, a single woman,** hereinafter called the Grantees, their successors 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. 36 of Lot 18, (erroneously referenced in prior deed as Unit No. 18, Lot 36), on the Plan of Third Amendment to Master Deed of Heritage Village of Priest Lake Park (Section 2), as established by Master Deed of record in Book 5097, Page 855; Book 5192, Page 243; Book 5292, Page 749; Book 5292, Page 747; Book 5459, Page 679; and Instrument No. 20140314-0021490, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Kathryn Flanagan, a single woman by deed from Buying Houses, LLC, a Tennessee Limited Liability Company, dated November 14, 2018, recorded November 16, 2018, of record in Instrument No. 20181116-0112892, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record in Instrument No. 20190128-0008026, and as further corrected in 20190415-0034338, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **3718 Colonial Heritage Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Karen Johnson Davidson County
Batch# 380752 DEEDWARR
04/02/2020 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $725.20
20200402-0035300

WITNESS my hand this 30th day of March, 2020.

Mary K Flanagan

Mary Kathryn Flanagan

Mary Kathryn Flanagan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

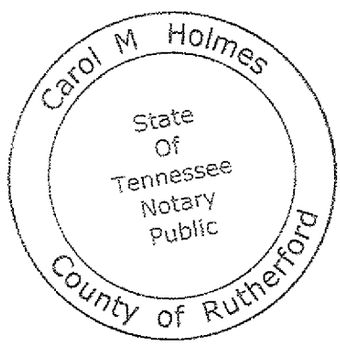
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mary Kathryn Flanagan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 30th day of March, 2020.

Carol M Holmes

Notary Public

My Commission expires: 3/31/2020



True Copy Certification

I, **Jennifer Pennell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

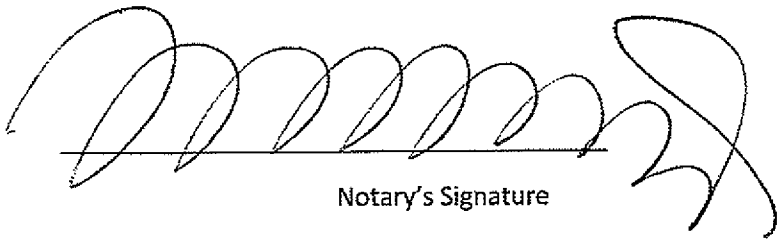


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

