WARRANTY DEED

Karen Johnson Davidson County
Batch# 385087 DEEDWARR
04/14/2020 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20200414-0038697

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/27/22
(AFFIX SEAL)

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John Flanagan and Lauren Flanagan	Bank of England	Parcel ID: 041 05 0 002.00
(NAME)	(NAME)	
4140 Creek Trail Drive	P.O. Box 2129	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Lakewood NJ 08701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **Patti Lynn Fincher, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John Flanagan and Lauren Flanagan, husband and wife**, hereinafter called the Grantees, their heirs 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 Lot No. 14 on the Plan of Creek Trail Subdivision, a plat which is of record in Book 7900, Page 261-262, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Harvey Orman Fincher and Patti Lynn Fincher, husband and wife by Warranty Deed from David Ronald Lawrence and wife, Karen H. Lawrence, dated September 5, 2014 and recorded September 16, 2014, as Instrument No.20140916-0084665, in said Register's Office for Davidson County, Tennessee. *Said Harvey Orman Fincher died on October 2, 2019, leaving Patti Lynn Fincher as the sole surviving tenant by the entirety.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4140 Creek Trail Drive, Whites Creek, TN 37189

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 and assigns forever; and we do covenant with the said Grantees 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 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.

Witness our hands this 9 day of April, 2020

Patti Lynn Fincher

Patti Lynn Fincher

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Patti Lynn Fincher, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein ~~contained~~.

Witness my hand and official seal, this the 9th of April, 2020.

Notary Public

My ~~Commission Expires:~~

(SEAL)

KARLA LILLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

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

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022