Name and Address of New Owner:
Casey Malloy and Robert Boston
1504 Dresden Circle
Nashville, TN 37215

Send Tax Statements To:
~~Planters Bank~~
New Owners

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-20061282

Map and Parcel: 145-03-0-023.00

Karen Johnson Davidson County
Batch# 449564 **DEEDWARR**
08/04/2020 01:19:20 PM 2 pgs
Fees: $13.00 Taxes: $3,052.50

20200804-0086199

WARRANTY DEED

For and in consideration of the sum of ten 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, **Timothy J. Flynn and wife, Angela S. Flynn, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Casey Malloy, a single man and Robert Boston, a married man**, 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. 22 on the Plan of Section Two, Roselawn Estates, of record in Book 3106, Page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Timothy J. Flynn and wife, Angela S. Flynn by Warranty Deed from Daren Ross, an unmarried man, of record in Instrument No. 20100104-0000188, Register's Office for Davidson County, Tennessee, dated December 30, 2009 and recorded on January 04, 2010.

This conveyance is subject to the following: Restrictions of record in Book 3067, Page 362; Subject to all matters shown on the Plan of record in Book 3106, Page 86; Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7726, Page 239, of Register's Office for Davidson County, Tennessee. (Lot 22)

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.

This is improved property known as: 1504 Dresden Circle, Nashville, TN 37215

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 assigns, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: NR-20061282

WITNESS our hand this ~~31st~~ 30th day of July, 2020.

Timothy J. Flynn

Angela S. Flynn

State of ~~Tennessee~~ Florida

County of ~~Rutherford~~ Duval

Personally appeared before me, Timothy J. Flynn and Angela S. Flynn with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st of July, 2020.

Notary Public Eleanor Maria Williams
My Commission Expires: 7/18/2021

ELEANOR MARIA WILLIAMS
Notary Public – State of Florida
Commission # GG 086456
My Comm. Expires Jul 18, 2021
Bonded through National Notary Assn.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $825,000.00.

Affiant Signature

Subscribed and sworn to before me, this ~~31st~~ 30th day of July, 2020.

Notary Public Eleanor Maria Williams
My Commission Expires: 7/18/2021

ELEANOR MARIA WILLIAMS
Notary Public – State of Florida
Commission # GG 086456
My Comm. Expires Jul 18, 2021
Bonded through National Notary Assn.