WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/05/04 11:08 2pgs
Fees:13.00 Taxes:1295.00

20040405-0038028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: 5-23-06
(AFFIX SEAL)

Brenda S. Lane NOTARY PUBLIC State of Tennessee

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leigh Ann Floyd	AmSouth Bank	44-15-423
(NAME)	(NAME)	
1440 Beddington Park	P.O. Box 57046	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Irvine, CA 92619-7046	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **BRIAN C. BEATTY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **LEIGH ANN FLOYD AND HUSBAND, DAVID A. FLOYD, JR.,** 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:

Being Lot No. 1 of a resubdivision of part of Lot 11-A of Village of Old Hickory, Section "B", of record in Plat Book 5190, Page 488, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed Brian C. Beatty, unmarried, by deed from Herman G. Henry and wife, Shirley A. Henry, dated May 7, 1999, of record in Book 11471, Page 882, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 property taxes which have been prorated and assumed by Grantee(s); (b) Restrictive Covenants of record in Book 1643, Page 325; (c) All matters on the plan of record in Plat Book 5190, Page 488; (d) Use of adjacent lot line of record in Book 7019, page 631, all in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1101 Riverside Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 2nd day of April, 2004.

Brian C. Beatty

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 2nd day of April, 2004.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires NOV 24 2007