Return To
E & ESCR W
472 W JACKSON F WY
HERMITAGE, TN 37076

File No. 250700522

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2009.~~ 02-04-07
(AFFIX SEAL)

MARIAN S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Davidson County DEEDWARR
Recvd: 07/29/05 12:46 2 pgs
Fees:13.00 Taxes:543.90
20050729-0088979

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Felicia Jackson	Peoples Home Equity, Inc.	150-03-0-442.00
(NAME)	(NAME)	
3412 Westcliffe Court	12 Music Circle South	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37203	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Kenneth W. Floyd and wife, Kristann A. Floyd,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **UNTO Felicia Jackson, unmarried,** HEREINAFTER CALLED THE GRANTEE(S), her 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 all of Lot No. 392, on the Plan of Section Eight, 2nd Revision, "The Country", as shown by plat appearing of record in Plat Book 6250, Pages 912 & 913, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Kenneth W. Floyd and wife, Kristann A. Floyd by Warranty Deed dated July 25, 1997 of record in Book 10546, Page 592, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 6764, Page 735; West Main Easement of record in Book 7477, Page 777; Sewer Easement of record in Book 7477, Page 749; all matters shown on plat of record in Plat Book 6250, Pages 912 & 913; all in the Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ property, known as 3412 Westcliffe Court, Antioch, TN 37013
(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 GRANTEE(S), her 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), her 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 27th day of July, 2005.

Kenneth W. Floyd

Kristann A. Floyd

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 Kenneth W. Floyd and wife, Kristann A. Floyd the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of July, 2005.

Commission expires: June 22, 2009

Linda V. Jones Notary Public

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 250700522

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