RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/26/06 11:56 2 pgs
Fees:13.00 Taxes:296.00
20060126-0009968

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25TH DAY OF JANUARY, 2006.

Brenda L Lane
Notary Public

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

BRENDA S. LANE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE STATE OF TENNESSEE EXP. 5/23/2006

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Powell - Floyd Properties, LLC	Same	
(NAME)	(NAME)	
2106 Crestmoor Road	Same	Map 103-08-A
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		Parcel 38.00 CO
(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, **FLOYD INVESTMENTS, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **POWELL - FLOYD PROPERTIES, LLC**, a Delaware limited liability company, hereinafter called the Grantee, its successors 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 a certain Condominium Apartment known as Unit B-303 on the plan of Westlawn Green, of record in Plat Book 5200, pages 20-24, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Floyd Investments, L.L.C., a limited liability company by deed from Kathryn G. Young, married, dated December 31, 2003; of record in Instrument No. 20040109-0004100, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4425 Westlawn Drive,Unit B-303, Nashville, TN 37209

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, its successors and assigns forever; and it does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 its hand this 25th day of January, 2006.

Floyd Investments, LLC

By: David A. Floyd, Jr., Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Brenda S. Lane, a Notary Public of said County and State, personally appeared David A. Floyd, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Chief Manager and sole Member of Floyd Investments, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager and Member, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as Chief Manager and Member.

Witness my hand and official seat at the offices of Founders Title and Escrow, LLC, 1912 – 21st Avenue South, Nashville, Tennessee, 37212, this 25th day of January, 2006.

MY COMMISSION EXPIRES 5/23/2006

NOTARY PUBLIC

BRENDA S. LANE
NOTARY PUBLIC
STATE OF TENNESSEE
Exp. 5/23/06
DICKSON COUNTY, TENN.