WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/15/06 09:53 2 pgs
Fees:13.00 Taxes:425.50

20060215-0018149

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$115,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **14TH DAY OF FEBRUARY, 2006.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires July 19, 2008

THIS INSTRUMENT WAS PREPARED BY:
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES KEVIN FLOYD	CHASE BANK USA, N.A.	**72-15-207**
(NAME)	(NAME)	
1615 RIVERSIDE DRIVE	1400 E. NEWPORT CENTER DRIVE	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216	DEERFIELD BEACH, FL 33442	
(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, WE, **ERIC SOX**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES KEVIN FLOYD**, 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 NUMBER 31 ON THE MAP OF RIVERSIDE DRIVE SUBDIVISION, AS OF RECORD IN BOOK 974, PAGE 60, SAID LOT NUMBER 31 FRONTS 50 FEET ON THE EASTERLY SIDE OF RIVERSIDE DRIVE, AND RUNS BACK 203 FEET MORE OR LESS ON THE NORTH LINE AND 200 FEET MORE OR LESS ON THE SOUTH LINE, TO THE WESTERLY LINE OF LOT NUMBER 65 ON WHICH IT MEASURED 50 FEET, AS MEASURED BY Z. J. WILKINSON, SURVEYOR, OCTOBER 12, 1940.

BEING THE SAME PROPERTY CONVEYED TO ERIC SOX BY DEED FROM AARON L. SQUYRES, AS SUCCESSOR TRUSTEE OF RECORD IN INSTRUMENT NO. 20050901-0105030 DATED AUGUST 19, 2005 AND RECORDED SEPTEMBER 1, 2005, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **1615 RIVERSIDE DRIVE, NASHVILLE, TN 37216**

(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 14th day of February, 2006.**

ERIC SOX

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **ERIC SOX** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **14th day of February, 2006.**

Commission expires: **July 19, 2008**

JUSTIN TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

JUSTIN TATUM Notary Public