Return to WEISS & WEISS ATTORNEYS AT LAW
BRENTWOOD EXECUTIVE CENTER
761 OLD HICKORY BLVD, SUITE 102
(615) 661-5577

MAIL TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 BOX 19-B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21ST DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/01/06 13:49 2 pgs
Fees:13.00 Taxes:691.90

20060301-0023663

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
Brian Tyler	Bank of America	
(NAME)	(NAME)	
520 Sloan Road	PO Box 1675	Map 103-08-B
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Coraopolis, PA 15108	Parcel 520.00 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, we, **DAVID A. FLOYD, JR. AND WIFE, LEIGH ANN FLOYD**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BRIAN TYLER**, married, hereinafter called the Grantee, his 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 Unit No. 520, Building E, on the Plan of Parklane Condominiums, Phase II, a Horizontal Property Regime, according to the Master Deed of record in Book 7400, Page 130, Register's Office for said County, and more particularly described in Plat Book 7400, Page 138, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to David A. Floyd, Jr. and wife, Leigh Ann Floyd, by Warranty Deed from James Burton Godchaux Jr. and wife, Joel Morgan McLure Godchaux, dated March 11, 2004, of record in Inst # 20040315-0029437, said Register's Office.

This conveyance is subject to (a) 2006 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.

THIS instrument is being executed in behalf of DAVID A. FLOYD, JR. pursuant to a Power of Attorney executed by same on the 17th day of February, 2006, and being filed for record in Instrument No. 20060301-0023662, and being recorded simultaneously herewith.

unimproved ☐
This is improved ☒ property, known as 520 Sloan Road, 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, his heirs and assigns forever; and we do covenant with the said Grantee 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, his 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 24th day of February, 2006.

David A. Floyd, Jr.

By: Leigh Ann Floyd, Attorney in Fact

Leigh Ann Floyd, Individually

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 Leigh Ann Floyd, 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 on this 24th day of February, 2006.

Commission expires:

Notary Public

BRENDA S. LANE NOTARY PUBLIC STATE OF TENNESSEE EXP. 6/23/06 DICKSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, Leigh Ann Floyd to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of David A. Floyd Jr. and who acknowledged that she executed the same as the free act and deed of David A. Floyd Jr..

Witness my hand and official seal at Nashville, Tennessee on this 24th day of February, 2006.

Commission expires:

Notary Public

BRENDA S. LANE NOTARY PUBLIC STATE OF TENNESSEE EXP. 6/23/06 DICKSON COUNTY, TENN.