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

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/12/06 13:07 2 pgs
Fees:13.00 Taxes:481.00

20060612-0069697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Brenda Lane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2ND DAY OF JUNE, 2006.

Gayla Colvert Hendrix
Notary Public

MY COMMISSION EXPIRES: May 24, 2010
(AFFIX SEAL)

GAYLA COLVERT HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

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
Jennifer Bibeau	New Owner	
(NAME)	(NAME)	
420 Sloan Road	Same	Map 103-08-A
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		Parcel 076.00
(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, **POWELL-FLOYD PROPERTIES, LLC**, A Delaware limited liability company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JENNIFER BIBEAU, UNMARRIED**, 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:

A condominium apartment in Davidson County, Tennessee, being Unit No. D-205, Building "D" of Westlawn Green, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 5200, Page 20-24, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Powell-Floyd Properties, LLC by Warranty Deed from Lauren E. Case, dated May 4, 2006, of record in Instrument No. 20060508-0053215, 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.

unimproved ☐
This is improved ☒ property, known as 4425 Westlawn Drive, Unit D-205, 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, her heirs and assigns forever; and we do 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, 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 our hands this 8th day of June, 2006.

POWELL-FLOYD PROPERTIES, LLC

By: Greg Powell, Chief Manager and Member

By: David A. Floyd, Jr., Secretary and Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Gregory L. Powell and 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 themselves to be the Chief Manager and Secretary of Powell-Floyd Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that they as such Members, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by themselves as Members and Officers.

Witness my hand and official seat at 1912 21st Avenue South, Nashville, Tennessee, this 8th day of June, 2006.

MY COMMISSION EXPIRES May 24, 2010

NOTARY PUBLIC

GAYLA COLVERT HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY