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

WARRANTY DEED

HOLLY GRANT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires JUNE 8, 2008

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3RD DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Brianna ~~Kirk~~ * L. KIRK	SAME ADDRESS AS NEW OWNER	
(NAME) 4425 WESTLAWN DR., UNIT A-303	(NAME)	Map 103-08-A
(ADDRESS) NASHVILLE, TN 37209	(ADDRESS)	Parcel 19.00 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, **POWELL-FLOYD PROPERTIES, LLC**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ~~BRIANNA KIRK~~ * 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: *BRIANNA L. KIRK, UNMARRIED

Being a certain Condominium Apartment known as A-303 of the plan of Westlawn Green, of record in Plat Book 5200, pages 20-24, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Powell - Floyd Properties, LLC, a Delaware limited liability company, by deed from Floyd Investments, LLC, a Tennessee limited liability company, dated January 25, 2006 of record in Instrument No. 20060126-0009969, said Register's Office for Davidson County, Tennessee.

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 A-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 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.

Davidson County DEEDWARR
Recvd: 08/22/06 10:08 2 pgs
Fees:13.00 Taxes:501.72

20060822-0103279

Witness our hands this 1st day of August, 2006.

Powell-Floyd Properties, LLC

By: _____
Gregory L. Powell – Chief Manager

By: _____
David A. Floyd, Jr. - Secretary

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 Members of Powell-Floyd Properties, LLC, the within named bargainor, a * Delaware 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.

Witness my hand and official seal at Nashville, Tennessee on this 1st day of August, 2006.

Commission expires: 9/16/09

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public