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

WARRANTY DEED

Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 09/07/06 07:58 2 pgs
Fees:13.00 Taxes:1091.50
20060907-0110400

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/16/09
(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
David A. Floyd, Jr. and wife, Leigh Ann Floyd	Same	
(NAME) David A. Floyd, Jr.	(NAME)	Map 044-15
(ADDRESS) 1440 Beddington Park	(ADDRESS)	Parcel 420.00
Nashville, TN 37215		
(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, **THOMAS ANTHONY TRAVAGLINI AND WIFE, JACQUELYN SUE TRAVAGLINI**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DAVID A. FLOYD, JR. AND WIFE, LEIGH ANN 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 No. 2A, Section "B", Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, page 67, in Register's Office for Davidson County, Tennessee; fronting 81.0 feet on Riverside Road, containing 0.34 acres, more or less.

Being the same property conveyed to Thomas Anthony Travaglini and wife Jacquelyn Sue Travaglini, by Warranty Deed, from Goldie C. Seymore, unmarried, of record in Book 7253, Page 771, Register's Office for Davidson County, Tennessee, dated May 22, 1987. recorded June 1, 1987.

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 1003 Riverside Road, Old Hickory, TN 37138

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 our hands this 21st day of July, 2006.

X _____
Thomas Anthony Travaglini

X _____
Jacquelyn Sue Travaglini

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 Thomas Anthony Travaglini and wife, Jacquelyn Sue Travaglini, 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 21 day of July, 2006.

Commission expires:
3/17/09

_____
Notary Public

KAREN A. KAEB
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY