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: 09/11/06 09:39 2 pgs
Fees:12.00 Taxes:0.00
20060911-0111851

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 $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31ST DAY OF JULY, 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
Nancy Geren Curtis, married	Same	
(NAME)	(NAME)	Map 117-11-O-J
277 Windover Ave. NW		
(ADDRESS)	(ADDRESS)	Parcel 330-CO
Vienna, VA 22180		
(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, **B & D INVESTMENT GROUP, LLC**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **NANCY GEREN CURTIS, MARRIED**, 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:

Land in Davidson County, Tennessee, being Unit No. 330, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074 as amended by First Amendment to Master Deed of record as Instrument No. 20050404-0036415 and Second Amendment of record as Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to B & D Investment Group, LLC, from Crews Johnston, III, Trustee of the Bratschi Johnston Children's Trust, by Warranty Deed, dated May 1, 2006, recorded May 8, 2006, of record in Instrument No. 20060508-0053220, 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.

Re-Recorded to include Notary Seal.
Re-recorded to correct owner's address.

unimproved ☐
This is improved ☒ property, known as 2025 Woodmont Blvd., Unit 330, Nashville, TN 37215

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.

[redacted]

Davidson County DEEDWARR
Recvd: 09/06/06 12:45 2 pgs
Fees:12.00 Taxes:0.00
20060906-0110094

Witness our hands this 31st day of July, 2006.

B & D Investment Group, LLC

By: _____
David A. Floyd, Jr. - Chief Managing Member

By: _____
Carrie B. Floyd-Barber, Member

POA.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared David A. Floyd, Jr. and Carrie B. Floyd-Barber 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 B & D Investment Group, 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.

Witness my hand and official seal at Nashville, Tennessee on this 31st day of July, 2006.

Commission expires:

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public