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

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/01/06 09:09 2 pgs
Fees:13.00 Taxes:462.50

20061101-0135414

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 9-16-09

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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
Laura O'Dowd	New Owner	
(NAME)	(NAME)	Map 103.08-A
4425 Westlawn Dr., Unit A203		
(ADDRESS)	(ADDRESS)	Parcel 11.00-CO
Nashville, TN 37205		
(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, A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **LAURA O'DOWD**, 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 a certain Condominium Apartment known as Unit A-203 on the plan of Westlawn Green, of record in Book 5200, pages 20-24, Register's 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 from Floyd Investments, LLC, by Warranty Deed dated January 25, 2006, recorded January 26, 2006, of record in Instrument No. 200601260009967, 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 Dr., Unit A203, Nashville, TN 37205

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 30th day of October, 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 Chief Manager and Secretary of Powell-Floyd Properties LLC, the within named bargainor, a Delaware limited liability company, and that they as such Chief Manager and Secretary executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by themselves as Chief Manager and Secretary.

Witness my hand and official seat at the offices of Founders Title and Escrow, LLC, 1912 – 21st Avenue South, Nashville, Tennessee, 37212, this 30th day of October 2006.

Commission expires: 9-16-09

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public