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

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/12/06 14:25 2 pgs
Fees:13.00 Taxes:5365.00
20061212-0153419

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 6/20/09

(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 Leigh Ann Floyd	Pinnacle National Bank	
(NAME)	(NAME)	
515 Belle Meade Blvd	2300 West End Avenue	Map 116-14
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37203	Parcel 90
(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, **ANNE J. RUARK** and husband, **RUDY E. RUARK** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DAVID A. FLOYD, JR. AND LEIGH ANN FLOYD, HUSBAND AND WIFE**, 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 Lot No. 24 on the Plan of First Belle Meade Subdivision of record in Plat Book 332, Page 88 and 89, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, also further described according to a survey made by Erle Drake, County Surveyor, August 6, 1919, as follows:

Beginning on the westerly margin of Belle Meade Boulevard, at a point 127-1/2 feet south of the corner of Lots Nos. 24 and 25; thence with the westerly margin of said boulevard, southwardly 125-1/2 feet, more or less, to the northeast corner of the property conveyed to James H. Reed, Jr. and wife, by deed from A.G. Bowen and wife, as of record in Book 675, Page 414; thence with said Reed's northerly line, westwardly 503-1/3 feet; thence, northwardly 127.75 feet; thence eastwardly 491 feet, more or less to the beginning.

Being the same property conveyed to Anne J. Ruark by deed from Rudy E. Ruark of record in Book 11096, Page 403 and by deed from Rudy E. Ruark of record in Book 7971, Page 173, 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 515 Belle Meade Blvd., 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 7th day of December, 2006.

Anne J. Ruark

Rudy E. Ruark

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 Anne J. Ruark and husband Rudy E. Ruark, 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 7th day of December, 2006.

Commission expires: 12/28/07

Notary Public