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

WARRANTY DEED

SPENCER R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF November, 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
Katy Lea Beres		
(NAME)	(NAME)	Map 103-8-O-A
(ADDRESS)	(ADDRESS)	Parcel 53-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 **KATY LEA BERES**, 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. C-207 on the Plan of West Lawn Green, of record in Book 5200, pages 20-24, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Powell-Floyd Properties, LLC, from Carl E. Teal and wife, Lena E. Teal, by Warranty Deed dated 03/02/06, recorded 03/06/06, in Instrument No. 20060306-0025678, Register's Office of 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 C-207, 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: 12/22/06 16:10 2 pg
Fees:13.00 Taxes:629.00
20061222-0158657

Witness our hands this 30 day of November, 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 the 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 seal at Nashville, Tennessee on this 30th day of November, 2006.

Commission expires: 9/16/09

_____
Notary Public

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name of owner + property address

Katy Lea Beres
4425 Westlawn Dr.
C-207
Nashville TN 37209

Person Responsible For Property tax

Katy Lea Beres
Same as above