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

WARRANTY DEED

Return To:
File box 9B
First Title & Escrow Co., Inc.
#26178

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 6/26/07

(AFFIX SEAL)

CYNTHIA CANTRELL NOTARY PUBLIC AT LARGE DeKALB COUNTY, TN

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
Rich J. Redmond, an unmarried man	SunTrust Mortgage, Inc.	
(NAME)	(NAME)	
3556 Glenfalls Drive	201 Fourth Ave. N/7th Floor	Map 103-8-O-A
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37215	Parcel 38-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., A DELAWARE LIMITED LIABILITY COMPANY**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **RICH J. REDMOND, AN UNMARRIED MAN**, 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 a certain Condominium Apartment known as Unit B-303 on the plan of *Westlawn Green, of record in Plat Book 5200, pages 20-24, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common** *Bldg. B

Being the same property conveyed to Powell-Floyd Properties, LLC, a Delaware limited liability company by Warranty Deed from Floyd Investments, LLC, a Tennessee limited liability company, dated January 25, 2006; of record in Instrument No. 20060126-0009968, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) ~~2006~~ 2007 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.

**elements of Westlawn Green, a horizontal property regime established by Master Deed of record in Book 5238, page 863, amended in Book 5266,page 22, and Book 6748, page 423, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4425 Westlawn Drive, Unit B-303, 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: 01/12/07 15:39 2 pgs
Fees:13.00 Taxes:481.00

20070112-0005495

Witness our hands this 5th day of January, 2007.

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 Tennessee 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 on this 5th day of January, 2007.

MY COMMISSION EXPIRES: 6/26/07

_____
NOTARY PUBLIC

CHRIS CANTRELL
NOTARY PUBLIC AT LARGE
DeKALB COUNTY, TN