WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KEITH D. [illegible] NOTARY PUBLIC Exp. 11/24/07 DAVIDSON COUNTY TENN

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony K. Tavakoli and Allison D. Lanquist	Anthony K. Tavakoli and Allison D. Lanquist	Map 44-15
(NAME) 1101 Riverside Drive	(NAME) 1101 Riverside Drive	Parcel 423
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(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, **LEIGH ANN FLOYD AND HUSBAND, DAVID A. FLOYD JR.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTHONY K. TAVAKOLI AND WIFE, ALLISON D. LANQUIST,** 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. 1 of a resubdivision of part of Lot 11-A of Village of Old Hickory, Section "B", of record in Plat Book 5190, Page 488, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed Leigh Ann Floyd and husband, David A. Floyd, Jr., by deed from Brian C. Beatty, unmarried, dated April 2, 2004, of record in Instrument No. 20040405-0038028, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 5190, page 488, said Register's Office; (c) restrictive covenants of record in Book 1643, page 325, said Register's Office; and (d) easement for adjacent lot line of record in Book 7019, page 631, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1101 Riverside Drive, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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: 09/28/07 14:33 2 pgs
Fees:13.00 Taxes:1776.00
20070928-0115905

Witness our hands this 28th day of September, 2007.

Leigh Ann Floyd

David A. Floyd Jr.

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 Leigh Ann Floyd and David A. Floyd Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of September, 2007.

Commission expires:

Notary Public