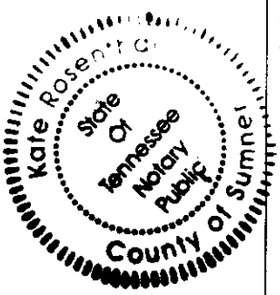
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2008

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) MY COMMISSION EXPIRES NOV 22 2010

File No.: 2008060019

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Floyd	Countrywide Bank, FSB	095-05-0-B 150.00 CO
(NAME)	(NAME)	
2120 Lebanon Pike # 68	801 Crescent Centre Drive Suite510	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Franklin, TN 37067	
(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, I/WE, Nancy R. Lanham, a married woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew ~~XXXX~~ M. Floyd 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: unmarried

Being Unit No. 68 as shown on the Master Deed of Easthaven Townhomes of record in Instrument Number 20010806-0083543, said Register's Office for Davidson County, Tennessee, to which Master Deed of reference is made for a more complete description thereof.

Being the same property conveyed to Nancy R. Lanham, unmarried by Warranty Deed from Judy Killets Martin, married, dated April 28, 2006 and recorded in Instrument Number 20060504-0052063, Register's Office for Davidson County, Tennessee.

Jerry W. Tidwell joins in the execution of this instrument to convey any/all interest he has in subject property by virtue of his marriage to Nancy R. Lanham.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2120 Lebanon Pike # 68, Nashville, TN 37210
(House Number) (Street) (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.

Witness my/our hand(s) this 30th day of June, 2008.

Nancy R. Lanham

Jerry W. Tidwell

Davidson County DEEDWARR
Recvd: 07/02/08 09:28 2 pgs
Fees:13.00 Taxes:517.63

20080702-0068205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Nancy R. Lanham and Jerry W. Tidwell, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 30th day of June, 2008.

Amanda Vaughn
Notary Public

My Commission Expires 1/24/09

RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206