BILL GARRETT, Davidson County
Trans:T20090031470 DEEDWARR
Recvd: 05/12/09 14:10 2 pgs
Fees:13.00 Taxes:1110.00
20090512-0043734

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Catherine D. Floyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF MAY, 2009.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 8/23/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHAFFER HOME SERVICES, LLC	New Owner	**117-04-0-165.00**
(NAME) **1125 GLENWOOD DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, CATHERINE D. FLOYD, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHAFFER HOME SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 137 and the southerly one-half of Lot No. 138 on the Plan of Belmont Terrace Subdivision, as of record in Book 421, page 101, Register's Office for said County.

Said Lot No. 137 and the southerly one-half of Lot No. 138 front 100 feet on the westerly margin of Oakland Avenue and run back 161.5 feet to a dead line which measures 100 feet.

Being the same property conveyed to Robert A. Floyd et ux Catherine D. Floyd from E. C. Chamberlin et ux Laura Chamberlin by deed dated October 13, 1971 of record in Book 4546, page 760, Register's Office for Davidson County, Tennessee. The said Robert A. Floyd died February 13, 2004, leaving Catherine D. Floyd as the surviving tenant by the entirety.

This conveyance is subject all matters as set forth in the Plan of record in Book 421, page 101, said Register's Office and any and all other easements, conditions or restrictions, which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **2705 OAKLAND AVENUE, NASHVILLE, TN 37212**
(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.

Witness my hand this 11 day of May, 2009.

Catherine D. Floyd

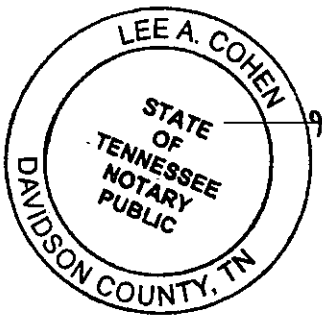
CATHERINE D. FLOYD

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 Catherine D. Floyd, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11 day of May, 2009.

My commission expires: **AUGUST 23, 2011.**



Lee A. Cohen

Notary Public