(2)

WARRANTY DEED

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2009.

Notary Public

MY COMMISSION EXPIRES: 2-8-11
(AFFIX SEAL)

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Wesley Floyd	Thomas Wesley Floyd	13307018400
(NAME)	(NAME)	
3343 Mimosa Drive	3343 Mimosa Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20091115

For and 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, **we, Christopher Martin and wife, Amy Martin**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thomas Wesley Floyd, a single man**, hereinafter called the GRANTEE, **his/her** 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. 36 on the Plan of Glencoe Acres, Section II, as of record in Plat Book 1835, pages 136, 137 and 138, Register's Office for Davison County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING all of the same property conveyed to Christopher Martin and wife, Amy Martin by Warranty Deed from James Andrew Barton and wife, Robyn Michelle Barton dated January 25, 2008 and filed of record in Instrument Number 20080129-0009053, Register's Office for Davidson County, Tennessee.

Subject to all easements, setback lines, notes, conditions, stipulations, etc, and all other matters indicated on the plat of Record in Plat Book 1835, page 136-138, Register's Office for said County.

Subject to Sanitary Sewer Easement of record in Book 3900, page 803, said Register's Office.

Subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

unimproved ☐

This is improved ☒ property, known as 3343 Mimosa Drive, Nashville, TN 37211

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20090047504 DEEDWARR
Recvd: 07/15/09 09:40 2 pgs
Fees:13.00 Taxes:508.75
20090715-0066142

Witness our hands this 14th day of July, 2009.

Christopher Martin

Amy Martin by Christopher Martin, Attorney-in-Fact
attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Christopher Martin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Christopher Martin executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of July, 2009.

Commission expires: 2-8-11

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Connie L. Timbs
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of July, 2009, before me personally appeared Christopher Martin, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of Amy Martin, and who acknowledged that he executed the same as the free act and deed of Amy Martin.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of July, 2009.

Connie L. Timbs
Notary Public

My Commission expires: 2-8-11

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY