WARRANTY DEED

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 29167
(Davidson County File Box B-B)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 2/3/10

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall B. Cortner	Pinnacle National Bank	17210001200
(NAME)	(NAME)	
416 Roma Court	211 Commerce Street, Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37201	
(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, William Floyd, unmarried and Kathy Hatch f/k/a Kathy Floyd, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall B. Cortner and Kate E. Cortner, husband and wife, 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. 6 on The Plat of Brentwood Hampton, formerly Holt Cove, as of record in Instrument No. 200001120004271, to which plan reference is made for a more complete description.

Being the same property conveyed to William Floyd and wife, Kathy Floyd, by Warranty Deed dated September 3, 2004 from Venkatesh Gopal and wife Anuradha Matukumalli of record in Instrument No. 20040908-0108373, Register's Office for Davidson County, Tennessee. The said William Floyd and Kathy Floyd having since divorced. The said Kathy Floyd, Kathy Hatch Floyd and Kathy Hatch are one and the same person.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 416 Roma Court, 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 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.

BILL GARRETT, Davidson County
Trans:T20090081106 DEEDWARR
Recvd: 12/01/09 14:00 2 pgs
Fees:13.00 Taxes:923.15
20091201-0109943

Witness our hands this 25th day of November, 2009.

William Floyd

Kathy Hatch f/k/a Kathy Floyd

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Floyd and Kathy Hatch f/k/a Kathy Floyd, 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 Franklin, Tennessee this 25th day of November, 2009.

Commission expires:

5/6/2013

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public