BILL GARRETT, Davidson County
Trans:T20110013633 DEEDWARR
Recvd: 03/07/11 14:45 3 pgs
Fees:18.00 Taxes:388.50
20110307-0018084

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF FEBRUARY, 2010.

NOTARY PUBLIC

My Commission Expires: 5-2-11

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney, 201 Fourth Avenue North, Suite 150, Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
MICHELLE BRASSELL 2411 Gregory Drive Nashville, TN 37216	New Owner	073-09-0-036.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

RONALD F. FLOYD AND CLIFTON J. FLOYD

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MICHELLE BRASSELL

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 45, as shown on the map entitled Gibson Heights, of record in Book 1835, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to B. CLIFTON FLOYD, JR. AND WIFE, MARGARET S. FLOYD, by deed from CHARLES A. WHEELER, JR. AND WIFE, ALICE THORNE WHEELER, of record in Book 2134, Page 133, dated January 29, 1953, said Register's Office. MARGARET S. FLOYD died December 1981. B. CLIFTON FLOYD, JR. conveyed his interest in said property to his sons, RONALD F. FLOYD AND CLIFTON J. FLOYD,

RESERVING UNTO HIMSELF A LIFE ESTATE by quitclaim deed of record in Book 7426, Page 980, dated November 30, 1987. B. CLIFTON FLOYD, JR. died June 21, 1998.

This improved property is known as 2411 Gregory Drive, Nashville, TN.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 28th day of February, 2011.

Ronald F Floyd by Clifton J. Floyd

Ronald F. Floyd by Clifton J. Floyd, his Attorney-In-Fact

Clifton J. Floyd

State of Tennessee)
County of Davidson)

On this 28th day of February, 2011, before me personally appeared Clifton J. Floyd, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ronald F. Floyd, and who acknowledged that he executed the same as the free act and deed of Ronald F. Floyd.

Witness my hand and official seal at office, this 28th day of February, 2011.

Brandy K Gomaz

Notary Public

My commission expires:_____

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 4, 2013

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Clifton J. Floyd, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2011.

Notary Public

My commission expires: _____

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 4, 2013