THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Ste 203A** **Nashville, Tennessee 37215** **CRT File No. 13020107**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $15,000.00. Jandeerson Affiant Subscribed and sworn to before me, this 1st day of March, 2013. Mary Jayne Masters Notary Public My Commission Expires: 8/17/2015

MARY JAYNE MASTERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130017361 DEEDWARR
Recvd: 03/04/13 08:05 2 pgs
Fees:13.00 Taxes:55.50

20130304-0021049

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
V&M Properties, LLC 3915 Meadow Road Nashville TN 37218	V&M Properties, LLC 1656 Union Hill Road Goodlettsville, TN 37072	Tax Parcel ID No. 069-0456.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Howard Michael Floyd** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **V&M Properties, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lying in the 13th, formerly 23rd, Civil District of said County, being part of Tract No. 2 on the Map of Fairview Subdivision, of record in Book 974, Page 41, Register's Office for said County, and being known as the South half of Lot No. 7 of Block "EE" and part of the roadway in front of said lot on the Revised Map of Fairview Subdivision, of record in Book 1130, Page 54, said Register's Office, and described according to a survey made by Blanchard & Parrish, Engineers, as follows: Beginning at a point in the center line of Meadow Road, 275 feet South of the South margin of Fairview Drive; thence with the center of said road, Southwardly 100 feet to a point; thence Westwardly 25 feet to the corner of Lot Nos. 6 and 7, and continuing Westwardly with the line between said lots, 575 feet, in all 600 feet, to a point; thence Northwardly, 100 feet; thence Eastwardly, parallel to the line between Lots 6 and 7, 600 feet to the beginning.

Being the same property conveyed by Quitclaim Deed from Altha Lorene Floyd to Howard Michael Floyd as recorded on the 15th day of July, 1997 in Deed Book 10529, Page 865 and Installment Deed from Walter M. Rivers and wife, Frances Rivers to Altha Lorene Floyd as recorded on the 19th day of August, 1952 in Deed Book 2092, Page 20, in the Register's Office of Davidson County, Tennessee.

Howard Floyd and Howard Michael Floyd being one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF FAIRVIEW SUBDIVISION, as recorded in Plat Book 974, Page(s) 41 and Plat Book 1130, Page 54.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records,

This is improved property located at 3915 Meadow Road Nashville TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of March, 2013.

Howard Michael Floyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Howard Michael Floyd, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014