WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,949.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: March 3, 2014.
(AFFIX SEAL)

DAVID R.A. ROETGER NOTARY PUBLIC TENNESSEE My Comm Exp. July 21, 2013 COUNTY OF DAVIDSON

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ariyaraja Suresh	New Owner	14716015300
(NAME)	(NAME)	
369 Fairlane Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	,	
(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, Bryan DeVault, Executor of The Estate of Alan C. Floyd, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ariyaraja Suresh, 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. 215 on the Map of Fairlane Park, Section III, as of record in Book 2331, pages 145 and 146, Register's Office for said County.

Said lot fronts 82 feet on the south side of Fairlane Drive and runs back 146 feet on the west line and 186.9 feet on the east line to a dead line in the rear on which it measures 93.7 feet, said dead line being a broken line.

Being the same property conveyed to James T. Floyd and wife, Virginia C. Floyd by deed from Paul E. Johnson and wife, Loretta W. Johnson of record in Book 4166, Page 639. Virginia C. Floyd having predeceased James T. Floyd. James T. Floyd having died intestate leaving Alan C. Floyd as his only heir-at-law as established under the administration of the Estate of James T. Floyd filed in the Probate Clerk's Office for Davidson County, Tennessee, under file 10P1223, and Affidavit of Inheritance of Real Estate recorded in 20111213-0096933 Register's Office for Davidson County, Tennessee. Alan C. Floyd having died testate and by Court order approving sale of subject property ordered Bryan DeVault, Executor, to sign for the sale of subject property, Reference Probate Docket 12P1370 Probate Clerk's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 369 Fairlane 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 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:T20130036379 DEEDWARR
Recvd: 05/02/13 09:50 2 pgs
Fees:13.00 Taxes:351.31

20130502-0044106

Witness my hand this 23rd day of April, 2013.

The Estate of Alan C. Floyd

By: Bryan DeVault, Executor 4/23

Bryan DeVault, Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bryan DeVault with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of The Estate of Alan C. Floyd and that he as such Executor executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 23rd day of April, 2013.

Commission expires: March 3, 2014

Beth Hazelwood Notary Public

Beth Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County