This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

Davidson County	DEEDWARR
Recvd: 05/10/13 14:47	3 pgs
Fees:18.00 Taxes:592.00	
20130510-0047681	

File No.: **13-1060**

WARRANTY DEED

THIS INDENTURE, made and entered into this **4/22/2013**, by and between **J Luann Floyd, an unmarried individual and Claire F Steinke and A Braden Floyd, III**, parties of the first part, and **Ryan K Follese, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being part of Coronada, a condominium, as shown on the plan of record in Plat Book 4860 , Page 26, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Unit No. 40 on said plan, being located at 135 Holly Forest, as established in the Master Deed and Bylaws establishing a Horizontal Property Regime with respect to the Coronada Condominium Association, Inc. of record in Book 4901, page 679 and Book 4901, page 702, respectively, Register's Office for Davidson County, Tennessee. Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the said Master Deed and Bylaws, including without limitation such unit's undivided percentage interest in the common elements as described therein; and together with those limited common areas apprenant to Unit No. 40 contained with extensions of the side lines of said unit, as shown on the Plan of record in Book 4860, page 26, Register's Office for Davidson County, Tennessee.

Subject, however, to all of the provisions, conditions, restrictions, options, burdens, and undertakings contained in the Plan, Master Deed and Bylaws, and the Rules and Regulations, if any, all of which the parties of the second part do assume and agree to observe and perform, including, but not limited to, the payment of assessments which may be levied against such unit..

Being the same property conveyed to Gene W. Floyd by deed dated November 30, 1976 from James D Gilmore of record in Book 5093, page 206, said Register's Office. The said Gene W Floyd having died, property vests in her heirs at law, J LuAnn Floyd, A Braden Floyd, III and Claire F Steinke.

This conveyance is made subject to: all restrictions & easements of record

Parcel ID # **142-8A-40CO**
☒ Improved OR
☐ Unimproved property located at: **135 Holly Forest, Nashville, TN 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

J Luann Floyd

Claire F Steinke

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **J Luann Floyd, Claire F Steinke and A Braden Floyd, III** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 22nd day of April, 2013..

Rebecca L Garland
Notary Public

My Commission Expires: 5/6/13

REBECCA L GARLAND NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY TENN.

****

Owner's Name: **Ryan K Follese**

and Address: **135 Holly Forest, Nashville, TN 37221**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Movement Mortgage, LLC
841 Seahawk Circle
Virginia Beach, VA 23452

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$160,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 22nd day of April, 2013..

Rebecca L. Garland
Notary Public

My Commission Expires: 5/6/13

REBECCA L GARLAND NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY TENN.

TRUE COPY CERTIFICATION

I, Rebecca T Garland, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Commission Expires: 7/6/15