Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140000620 DEEDWARR
Recvd: 01/03/14 12:44 2 pgs
Fees:13.00 Taxes:832.50
20140103-0000811

39-B
File #13-1465

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Judy L. Floyd, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Amy Byrne and Shawn Byrne, wife and husband**, hereinafter called the **Grantee**, Grantee's 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 No. 57 on the Plan of McMurray Woods, Sections 2, of record in Book 3300, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Judy L. Floyd by Quitclaim Deed from Jeffery C. Floyd (pursuant to the terms of Final Decree of Divorce filed 10/22/13 as Docket 13D-566 in the Third Circuit Court for Davidson County, TN), said Quitclaim Deed being dated 9/26/13 and recorded 10/25/13 in Instrument Number 20131025-0111349; and the same property previously conveyed to Jeffrey C. Floyd and wife, Judy L. Floyd by Warranty Deed from The William E. Crawford Revocable Living Trust and William E. Crawford, individually, dated 5/28/99 and recorded 6/17/99 in Book 11532, Page 324, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 610 Woodett Drive, Nashville, TN, 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of December, 2013.

Judy L. Floyd

State of Tennessee)
County of Davidson)

On this 31st day of December, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Judy L. Floyd, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/20/14

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 225,000.00.

Emily Jones
Affiant

CHEATHAM COUNTY
TENNESSEE NOTARY PUBLIC
CARL T BAKER

Sworn and subscribed before me on this the 31st day of December, 2013.

Notary Public

My Commission Expires: 3/24/17

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Amy Byrne 610 Woodett Drive Nashville, TN 37211	New Owner	161-6-23