Return To: 14-0107
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$121,875.00**.
BILL GARRETT, Davidson County Trans:T20140018620 DEEDWARR Recvd: 03/20/14 09:54 2 pgs Fees:13.00 Taxes:450.94 20140320-0022933	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **March 19, 2014.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #**14-0107**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andree Elizabeth Tidmore	**Community Mortgage LLC, dba Community Mortgage Adv**	**72-15-207**
(NAME) **1615 Riverside Drive**	(NAME) **19045 E. Valley View Parkway Ste F**	
(ADDRESS) **Nashville,TN 37216**	(ADDRESS) **Independence, MO 64055**	
(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, **Charles Kevin Floyd,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andree Elizabeth Tidmore, an unmarried woman,** 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:

BEING LOT NUMBER 31 ON THE MAP OF RIVERSIDE DRIVE SUBDIVISION, AS OF RECORD IN BOOK 974, PAGE 60, SAID LOT NUMBER 31 FRONTS 50 FEET ON THE EASTERLY SIDE OF RIVERSIDE DRIVE, AND RUNS BACK 203 FEET MORE OR LESS ON THE NORTH LINE AND 200 FEET MORE OR LESS ON THE SOUTH LINE, TO THE WESTERLY LINE OF LOT NUMBER 65 ON WHICH IT MEASURED 50 FEET, AS MEASURED BY Z.J. WILKINSON, SURVEYOR, OCTOBER 12, 1940

BEING THE SAME PROPERTY CONVEYED TO CHARLES KEVIN FLOYD BY WARRANTY DEED FROM ERIC SOX RECORDED FEBRUARY 15, 2006 IN INSTRUMENT NUMBER 20060215-0018149, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1615 Riverside Drive, Nashville, TN 37216**
(House Number) (Street) (City, State) (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.

CKF

IN WITNESS WHEREOF, this instrument has been executed on this the **19th** day of **March, 2014.**

Charles Kevin Floyd

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Charles Kevin Floyd**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **19th** day of **March, 2014.**

NOTARY PUBLIC

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7-24-2017