BILL GARRETT, Davidson County
Trans:T20140080430 DEEDWARR
Recvd: 10/24/14 15:42 3 pgs
Fees:18.00 Taxes:192.40
20141024-0098462

Box 44

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $52,000.00.

Stephanie Floyd
Affiant

Subscribed and sworn to before me, this 24th day of October, 2014.

Linda Turner Ray
Notary Public

LINDA TURNER RAY NOTARY PUBLIC DAVIDSON COUNTY, TENN. TENNESSEE

My Commission Expires: 11/6/17

Address New Owner As Follows:
Stephanie Marie Floyd
2929 Selena Drive, Unit 154, Bldg. K
Nashville, TN 37211

Send Tax Bills To:
New Owner

Map-Parcel Number:
119-14-0A-154.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROGER T. MAY, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **STEPHANIE MARIE FLOYD, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 154, as shown on the Site Plan of Kingswood Condominiums, of record in Plat Book 5200, Page 520, Register s Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in Exhibit C of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, Page 320, said Register's Office.

Being the same property conveyed to Roger T. May, by deed from Home Service Corporation, of record in Book 6089, page 674, dated June 27, 1983, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is not now nor has it ever been the primary residence of the Grantor herein.

This conveyance is made subject to:

1. 2014 taxes which have been prorated and paid by Grantor. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay future taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 5200, page 520, said Register's Office.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Kingswood Condo Condominiums, of record in Book 5552, page 732, as amended in Book 6058, page 320, Register's Office for said County.

4. Restrictive Covenants as set out in the Deed(s) of record in Book 909, page 48, Book 919, page 393, Book 919, page 628, Book 928, page 752, Book 1001, page 539, Book 946, page 252, and Book 1579, page 387, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3645, page 9, Book 3822, page 25, Book 4259, page 977, and Book 4260, page 332, said Register's Office.

6. Easement granted unto BellSouth Telecommunications, Inc. of record in Book 11362, page 523, said Register's Office.

7. Rights of others in and to the common elements.

8.

This is improved property known as: **2929 Selena Drive, Unit 154, Building K, 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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 24th day of October, 2014.

Roger T. May

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROGER T. MAY, UNMARRIED**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of October, 2014.

(Seal)

Notary Public

My Commission Expires: 06/21/2015

