WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140086433 DEEDWARR
Recvd: 11/17/14 12:29 2 pgs
Fees:13.00 Taxes:699.30
20141117-0106024

CECILIA M. HENSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Richard L Colbert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2014.

Cecilia M Hensley
Notary Public

MY COMMISSION EXPIRES: 4/15/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Colbert	SAME	
(NAME)	(NAME)	
2025 Woodmont Blvd. Unit 124		117-11-J-124 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **DAVID A. FLOYD, JR., AS TO 50% UNDIVIDED INTEREST AND CARRIE B. FLOYD-BARBER, AS TO A 50% UNDIVIDED INTEREST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD L. COLBERT, AN UNMARRIED MAN**, 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 Unit No. 124, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074 as amended by First Amendment to Master Deed of record as Instrument No. 20050404-0036415 and Second Amendment of record as Instrument No. 20050512-0053861, Registers Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to B & D INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from CREWS JOHNSTON, III, TRUSTEE OF THE BRATSCHI JOHNSTON CHILDREN'S TRUST, of record as Instrument No. 20060508-0053219, dated May 1, 2006, said Register's Office. Then being further conveyed to DAVID A. FLOYD, JR., AS TO A 50% UNDIVIDED INTEREST AND CARRIE B. FLOYD-BARBER, AS TO A 50% UNDIVIDED INTEREST, by Quitclaim Deed from B & D INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20140320-0022908, dated January 22, 2014, said Register's Office.

This was never the principal place of residence for the said Grantors.

This conveyance is subject to (a) 2014 real property taxes; (b) restrictive covenants of record in Instrument No. 20040209-0015685, re-recorded at Instrument No. 20040212-0017074, as amended by instrument(s) of record in Instrument Nos. 20050404-0036415 and 20050512-0053861, said Register's Office; (c) Easement to Comcast, recorded in Instrument No. 20110930-0075711, said Register's Office; (d) Right of Entry Agreement recorded in Book 9921, Page 620, said Register's Office; (e) Easement for Sanitary Sewer of record in Book 3921, page 507, said Register's Office; (f) Declaration of Restrictions of record in Book 9619, page 112, said Register's Office..

unimproved ☐

This is improved ☒ property, known as 2025 Woodmont Blvd. Unit 124, Nashville, TN 37215

(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.

Witness our hands this 7th day of November, 2014.

David A. Floyd, Jr.

Carrie B. Floyd-Barber, By: David A. Floyd, Jr.,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David A. Floyd, Jr., the bargainosr, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of November, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of November, 2014, before me personally appeared David A. Floyd, Jr., to me known to be the person who executed the foregoing instrument on behalf of Carrie B. Floyd-Barber and acknowledged that he executed the same as the free act and deed of Carrie B. Floyd-Barber.

WITNESS my hand and seal this 7th day of November, 2014.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015