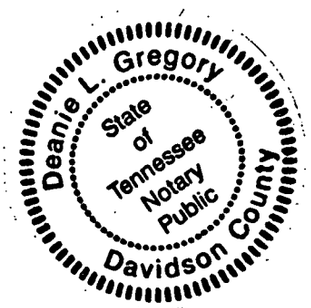
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2015.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

BILL GARRETT, Davidson County
Trans:T20150094103 DEEDWARR
Recvd: 11/04/15 13:33 2 pgs
Fees:13.00 Taxes:329.30
20151104-0112491

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LuAnn Floyd	SAME	05201029200
(NAME)	(NAME)	
710 Idlewild Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TERRY HOLLEMAN AND MICHAEL A. KYLE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LuAnn Floyd, a single woman, HEREINAFTER CALLED THE GRANTEE, HER 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 part of Lot No. 14, Block L, on the Revised Plan of Power and Roth Madison Park Subdivision, of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot 14 fronts 100 feet on the southwesterly side of Idlewild Drive (formerly Lanier Avenue) and extends back 200 feet to a dead line and measures 100 feet thereon, being the northerly 100 feet of 250 feet of Lot No. 14.

Being the same property conveyed to Terry Holleman and J. C. Kyle by Quitclaim Deed dated December 19, 2012 from Cody Shane Holleman, which deed is recorded as Instrument No. 20130129-0009016 in the Register's Office for Davidson County, Tennessee. The said J. C. Kyle died testate on July 10, 2015. The Last Will and Testament of J. C. Kyle, filed with the Probate Court for Davidson County, Tennessee, Probate Case No. 15P 1416 devised all real property to Norma Kyle, spouse of J. C. Kyle, if she survived him. The said Norma Kyle having died on January 19, 2009 did predecease J. C. Kyle, and in which event, Michael A. Kyle was named as devisee of J. C. Kyle. Michael A. Kyle was further named as Trustee of the Testamentary Trust established under the Last Will and Testament of J. C. Kyle. Michael A. Kyle was further named as Executor of said Estate.

THIS CONVEYANCE IS MADE SUBJECT TO ALL MATTERS SET FORTH ON THE REVISED PLAN OF POWER AND ROTH MADISON PARK SUBDIVISION OF RECORD IN BOOK 843, PAGE 7, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE ABOVE DESCRIBED PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF EITHER OF THE GRANTORS HEREIN.

unimproved ☐

This is improved ☑ property, known as 710 Idlewild Drive, Madison, TN 37115

(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 14th day of October, 2015.

Michael A. Kyle, as Devisee under the Last Will and Testament of J. C. Kyle, deceased and as Executor of the Estate of J. C. Kyle and as Trustee of the Testamentary Trust established in the Last Will and Testament of J. C. Kyle

Terry ~~Holleman~~

STATE OF TENNESSEE

COUNTY OF Davidson

On this 14th day of October, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael A. Kyle* and Terry Holleman***, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

*as executor and trustee

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2019

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County