Warranty Deed

BILL GARRETT, Davidson County
Trans:T20150094661 DEEDWARR
Recvd: 11/06/15 08:41 2 pgs
Fees:13.00 Taxes:547.05
20151106-0113104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $147,850.00.

Affiant

Subscribed and sworn to before me, this the 4th day of November, 2015.

Notary Public

My commission expires: 1/18/16

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE DANA DELLWORTH

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
William Mark Floyd	New owner	
1840 Shaylin Loop		173-05-0A-031.00-CO
Antioch, TN 37013-8404		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CATHERINE MARIE MELVIN, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM MARK FLOYD, UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 all of Unit No. 31 (Thirty-One) on the Plan of Barnes Crossing, Phase I, a Planned Unit Development, according to plat and survey as shown on Exhibit "A" of Master Deed of record in Instrument Number 20050721-0084791, re-recorded in Instrument Number 20050805-0092480; amended in Instrument Number 20051114-0136938 and further amended in Instrument No. 20071227-0147998, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Catherine Marie Melvin, unmarried by Warranty deed from Brian T. Henriott and wife, Nicole Henriott of record in Instrument No. 20101001-0078440 Register's Office for Davidson County, Tennessee, dated September 29, 2010 and recorded on October 01, 2010.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1840 Shaylin Loop, Antioch, TN 37013-8404.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of November, 2015.

Catherine Marie Melvin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Catherine Marie Melvin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of November, 2015.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017