BILL GARRETT, Davidson County
Trans:T20160022897 DEEDWARR
Recvd: 03/21/16 13:55 2 pgs
Fees:13.00 Taxes:727.98
20160321-0026605

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
16-0387

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of March, 2016

Notary Public
Commission Expires: 1/13/20

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cortland Finnegan 2025 Woodmont Blvd, Apt 301 Nashville, TN 37215	New Owner	117-11-0J-301.00 CO

WARRANTY DEED

FOR AND IN 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, I/WE,

David A. Floyd Jr. and Carrie Floyd-Barber, tenants in common

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cortland Finnegan, a married 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. 301, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record in Instrument Number 20040209-0015685, re-recorded in Instrument Number 20040212-0017074; amended in Instrument Number 20050404-0036415 and Instrument Number 20050512-0053861, Register's 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 David A. Floyd, Jr. a 50% undivided interest and Carrie B. Floyd-Barber a 50% undivided interest as tenants in common, by Quitclaim Deed from B & D Investment Group, LLC, a Tennessee limited liability company, dated 1/22/14 and recorded 3/20/14 in Instrument No. 20140320-0022913; and being the same property previously conveyed to B & D Investment Group, LLC, a Tennessee limited liability company, by Warranty Deed from Crews Johnston, III, Trustee of The Bratschi Johnston Children's Trust, dated 5/1/06 and recorded 5/8/06 in Instrument No. 20060508-0053221, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2025 Woodmont Blvd, Apt 301, Nashville, TN 37215.

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

Dated this the 16th day of March, 2016.

David A. Floyd Jr.

Carrie Floyd-Barber

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal at Brentwood, Tennessee this 16th day of March, 2016.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 7/13/20

(Notary Seal)