WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City MD, LLP	New Owner	
(NAME)	(NAME)	
201 Channelkirk Ln.		117-11-J-117 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 AND WIFE, LEIGH A. FLOYD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY MD, LLP,** 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 117 of The Hillmont Condominiums,together with the apputenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20040209-0015685 and re-recorded in Instrument No. 20040212-0017074 as amended in Instrument No. 20050404-0036415, 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 and Leigh A. Floyd by deed from The Garden Partners, a Tennessee general partnership, dated April 29, 2005, of record in Instrument No. 20050505-0050954, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; Master Deed and Bylaws of record in Instrument Nos. 20040209-0015685, 20040212-0017074, 20050404-0036415, and 20050512-0053861, said Register's Office; and Easement of record in Book 9921, Page 620 and Instrument No. 20110930-0075711, said Register's Office.

unimproved
This is improved x property, known as 2025 Woodmont Boulevard, Unit #117, 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.

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20160040606 DEEDWARR
Recvd: 05/16/16 10:53 2 pgs
Fees:13.00 Taxes:730.75
20160516-0048447

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 12th day of May, 2016

DAVID A. FLOYD

LEIGH A. FLOYD

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 and Leigh A. Floyd, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of May, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019