Return to:

THIS INSTRUMENT WAS PREPARED BY and
~~PLEASE RETURN TO:~~

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

BILL GARRETT, Davidson County
Trans:T20160046393 DEEDWARR
Recvd: 06/02/16 09:58 2 pgs
Fees:13.00 Taxes:832.50
20160602-0055466

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Erica L. Pentecost 8861 Cressent Glen Court Antioch, Tennessee 37013	New Owner	182-06-0A-295.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **IVA KAREN FLOYD, UNMARRIED, formerly known as KAREN F. GOODWIN,** hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **ERICA L. PENTECOST , UNMARRIED**, hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot 360, on the Final Plat, Old Hickory Hills, Phase Three, Section One, as shown by plat appearing of record in Instrument No. 20060420-0045296, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Karen F. Goodwin, by Warranty Deed from The Craig Company, of record on 02/02/2007, at Instrument No. 20070202-003919, Davidson County Register of Deeds. Karen F. Goodwin is now known as Iva Karen Floyd, her name having been changed by Final Decree in Case No. 14D-1252, Fourth Circuit Court for Davidson County, Tennessee, at Nashville.

This is improved property known as **8861 Cressent Glen Court, Antioch, Tennessee 37013 .**

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, forever. GRANTOR covenants with 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 my hand this **27th** day of **May, 2016**:

Iva Karen Floyd, formerly known as
KAREN F. GOODWIN

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **IVA KAREN FLOYD**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of May, 2016.

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $225,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF MAY, 2016:

Notary Public

My Commission Expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY