BILL GARRETT, Davidson County
Trans: T20160066248 DEEDWARR
Recvd: 08/02/16 09:58 2 pgs
Fees: 13.00 Taxes: 1136.83
20160802-0079507

WARRANTY DEED

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,250.00

Affiant

Subscribed and sworn to before me, this 1st day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 9/20/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Floyd		072-04-0
(NAME)	(NAME)	(MAP)
1438 Mcalpine Avenue	New Owner	300.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37216-2825		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Courtney Kathryn Kane Malone and Raymond T. Malone, wife and husband, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Andrew Floyd, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the North one-half of Lot No. 8 on the Map of Country Club Estates of record in Plat Book 843, Page 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Courtney Kathryn Kane, by Warranty deed from Troy Shafer, a single person of record in Instrument No. 20120612-0051186 Register's Office for Davidson County, Tennessee, dated May 31, 2012 and recorded on June 12, 2012.

FURTHER being the same property conveyed to Courtney Kathryn Kane Malone and Raymond T. Malone, wife and husband by Quitclaim deed from Courtney Kathryn Kane aka Courtney Kathryn Kane Malone of record in Instrument No. 20150720-0070324 Register's Office for Davidson County, Tennessee, dated July 17, 2015 and recorded on July 20, 2015.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1438 Mcalpine Avenue, Nashville, Tennessee 37216-2825

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.

Witness my/our hand(s) this 1st day of August, 2016.

Courtney Kathryn Kane Malone

Raymond T. Malone

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Courtney Kathryn Kane Malone and Raymond T. Malone with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 1st day of August, 2016.

Notary Public

My Commission Expires: 6/22/20

