WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/15/16 15:32 3 pgs
Fees:18.00 Taxes:614.20
20160815-0085006

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $166,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF AUGUST, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-8-19

KIMBERLY CARTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JAN 8 2019

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8378 PILON JV LG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Bonita A. Pilon	same	131-05-0-B-408.00 CO
408 Summit Ridge Place		
Nashville, TN 37215		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOSHUA JAMES FLOYD, AND WIFE, ELIZABETH D FLOYD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

BONITA ANN PILON, RICHARD HAROLD SMITH, AND JENNIFER PILON SMITH, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 408 Summit Ridge Place, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 8th day of August, 2016.

Joshua James Floyd by Jim R Vanderpool as his atty-in-fact

Joshua James Floyd
by: Jim R. Vanderpool, as his Attorney-in-Fact

Elizabeth D Floyd by Jim R Vanderpool as her atty-in-fact

Elizabeth D Floyd
by: Jim R. Vanderpool, as her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 8th day of August, 2016, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Jim R Vanderpool, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Elizabeth D Floyd for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Elizabeth D Floyd.

Witness my hand and official seal at Franklin, Tennessee

Notary Public Lisa S Geoghegan

My Commission Expires: 9-22-2017

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

16-8378 PILON JV LG

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 408, FOUR SEASONS CONDIMINIUM, as shown of record in Exhibit "D" of Book 6481, Page 349 , in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joshua James Floyd, unmarried by Warranty Deed from Randy W. Keiser and wife, Gwen R. Keiser, recorded on the 19th day of March, 2003 in Instrument No. 20030319-0036049, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Joshua James Floyd and Elizabeth D Floyd pursuant to a power of attorney executed by the same on the , and being filed for in Instrument # 20160812-0084389 and 20160812-0084390, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Exhibit "D" of Book 6481, Page(s) 349, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Charter of Homeowners Association recorded in Book 4512, Page 162, Book 6855, Page 917 and Book 8176, Page 697.

e. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing FOUR SEASONS CONDIMINIUM of record in Book 6841, Page 649, as amended by instrument(s) of record in Book 6847, Page 122; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

f. Easement for Ingress/Egress, recorded in Book 6869, Page 157, Book 6870, Page 966, Book 6869, Page 162 and Book 7776, Page 889.

g. Easement for Right of Way/Utility, recorded in Book 5158, Page 851.

h. Easement for Phone Lines, recorded in Instrument No. 20010912-0099679.

i. Easement for Broadband Communications, recorded in Instrument No. 20120521-0043888.

j. Sewer Easement recorded in Book 5271, Page 430.

k. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

l. Property taxes for the current year.

I, Kim Carter, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

SIGN HERE

Kim Carter, Paralegal

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Heather Wood, a notary public for this county and state, Kim Carter who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather D. Wood

Heather Wood

My Commission Expires: **12/16/2017**

