WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 1-22-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael N. Floyd	Pinnacle Bank	59-06-0/82.00
(NAME)	(NAME)	
725 Roman Drive	150 3rd Ave South Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160076673 DEEDWARR
Recvd: 09/01/16 10:34 2 pgs
Fees:13.00 Taxes:444.00
20160901-0091950

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Joe Frank Floyd and Mary Ann Floyd, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Michael N. Floyd and Angela James-Floyd, husband and wife,** 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:

Being Lot No. 56 on the Plan of Ewing Valley, Section 2, of record in Plat Book 4300, page 184, Register's Office, Davidson county, Tennessee.

Being the same property conveyed to Joe Frank Floyd and wife, Mary Ann Floyd by deed from Harold G. Gregory and wife, Frances Jean Gregory dated December 21, 1977 and filed for record December 29, 1977 in book 5238, page 73, Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 4300, page 184, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in book 4641, page 637, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations and building restrictions and setback lines if any and any and all easements for public utilities.

Taxes for the current year have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 725 Roman Drive, Nashville, TN 37207
(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.

Witness my/our hands this 30th day of August, 2016.

Joe Frank Floyd

Mary Ann Floyd

State of Tennessee
County of Davidson

Personally appeared before me Joe Frank Floyd and Mary Ann Floyd, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of August, 2016.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20

File No.: 201607039

