Davidson County DEEDWARR
Recvd: 11/10/16 15:22 3 pgs
Fees:18.00 Taxes:406.63
20161110-0119306

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **16-1304**

WARRANTY DEED

THIS INDENTURE, made and entered into this **11/09/2016,** by and between **Latoya Denise Floyd and Ronald E. Floyd, Wife and Husband,** parties of the first part, and **Karen Holmes Woodard, a single person and Joseph Q. Holmes, a married man, tenants in common with rights of survivorship,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson,** State of **Tennessee,** to wit:

BEING LOT NO. 25, ON THE PLAN OF HAYNES ESTATES, SECTION 1, A PLAT OF WHICH IS OF RECORD IN PLAT BOOK 3700, PAGE 127, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LATOYA DENISE FLOYD BY QUIT CLAIM DEED FROM WANDA MCCLAY, RECORDED ON 03/04/2015, IN INSTRUMENT NO. 20150304-0018949, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO WANDA MCCLAY, AN UNMARRIED PERSON BY SPECIAL WARRANTY DEED FROM U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE, RECORDED ON 11/24/2008, IN INSTRUMENT NO. 20081124-0114982, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Ronald E. Floyd joins in to convey any and all martial rights he may have in said property.

This conveyance is made subject to: All Existing Easements and Restrictions of Record

Parcel ID # **59-10-84**

☒ Improved **4029 Buena Vista Pike, Nashville, TN 37218**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Latoya Denise Floyd

Ronald E. Floyd

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Latoya Denise Floyd and** Ronald E. Floyd to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 9th day of November, 2016..

Notary Public

My Commission Expires: 3.21.20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

****

Owner's Name: **Karen Holmes-Woodard and Joseph Q. Holmes**

and Address: **4029 Buena Vista Pike, Nashville, TN 37218**

Mail tax bills to

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$109,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 9th day of November, 2016..

Notary Public

My Commission Expires:

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Certificate of Authenticity

I, Jennifer C. Cole do hereby make 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.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary's Signature

My Commission Expires: 01-06-2020

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE