WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

Subscribed and sworn to before me, this 5th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: 9/25/19
(AFFIX SEAL)

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans: T20170038925 DEEDWARR
Recvd: 05/08/17 12:29 2 pgs
Fees: 13.00 Taxes: 4070.00

20170508-0045432

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
Frank Charles May	New owner	104-05-0
(NAME)	(NAME)	(MAP)
3512 Central Ave.		351.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37205		
(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, Charles Martin Flood Jr. and Elizabeth Edelbrock Flood, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Frank Charles May and Diane May, husband and wife, 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 Lot No. 266 on the Plan of Richland Realty Company's Second Subdivision Division "B" of record in Plat Book 332, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot 266 fronts 95 feet on the northerly side of Central Avenue and extends back between parallel lines with the easterly margin of Greenway Street 200 feet to an alley.

Being the same property conveyed to Charles Martin Flood, Jr., and wife, Elizabeth Edelbrock Flood, as tenants by the entirety by Quitclaim deed from Frank Bumstead, as Trustee of record in Instrument No. 20130910-0095655 Register's Office for Davidson County, Tennessee.

Being also known as 3512 Central Ave., Nashville, Tennessee 37205.

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: 3512 Central Ave., Nashville, Tennessee 37205

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 5th day of May, 2017.

Charles Martin Flood Jr.

Elizabeth Edelbrock Flood by
Charles Martin Flood, Jr.,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Charles Martin Flood Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the within named bargainor(s), and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 5th day of May, 2017.

Notary Public

Judy S. Wells
State of Tennessee Notary Public
Williamson County

My Commission Expires: 6/22/20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Charles Martin Flood, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact for Elizabeth Edelbrock Flood the within named bargainor, and that he as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Elizabeth Edelbrock Flood.

Elizabeth Edelbrock Flood and Elizabeth E. Flood are one and the same person.

Witness my hand and official seal at office at Nashville, Tennessee on this the 5th day of May, 2017.

My Commission Expires: 6/22/20

Notary Public

Judy S. Wells
State of Tennessee Notary Public
Williamson County