G#29703-2
THIS INSTRUMENT WAS PREPARED BY and
~~PLEASE RETURN TO~~:

BOX #14

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

BILL GARRETT, Davidson County
Trans:T20170045957 DEEDWARR
Recvd: 05/31/17 10:22 2 pgs
Fees:13.00 Taxes:1716.80
20170531-0053884

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
David C. Floyd and Jacqueline Floyd 5209 Ravens Glen Nashville, Tennessee 37211	Navy Federal Credit Union 820 Follin Lane Vienna, VA 22180	172 14 0B 236.00C0

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **RUSSEL A. HALL AND CHRISTI L. HALL, HUSBAND AND WIFE,**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **DAVID C. FLOYD AND JACQUELINE FLOYD, HUSBAND AND WIFE,**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

BEING Lot No. 165, on the Plan of Winfield Park, Phase 2, Section 2, a Planned United Development, of record in Instr. Nos. 20030422-0052787, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Russel A. Hall and wife, Christi L. Hall, by Warranty Deed from Franklin Heritage Homes, LLC, filed on 07/29/2004, at Instrument No. 20070729-0090858, Davidson County Register of Deeds.

This is improved property known as 5209 Ravens Glen, Nashville, Tennessee 37211.

This conveyance is further subject to (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, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **3rd** day of **May**, **2017**:

Russel A. Hall

Russel A. Hall

Christi L. Hall

Christi L. Hall

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RUSSEL A. HALL AND CHRISTI L. HALL**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of May, 2017:

Notary Public

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $464,000.00.

Lisa L. Cullen

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2017:

Katherine Goodson

Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: March 10, 2019