BILL GARRETT, Davidson County
Trans:T20170065282 DEEDWARR
Recvd: 07/31/17 10:24 2 pgs
Fees:13.00 Taxes:962.00
20170731-0077185

THIS INSTRUMENT PREPARED BY:
Haynes, Freeman & Bracey, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
Jon B. Wilson, III Natalie Nicole Wilson 1609A Cahal Avenue Nashville, TN 37216	New Owner	072-14-OU-001.00 CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW C. FLOYD, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto the said **JON B. WILSON, III and NATALIE NICOLE WILSON, Husband and Wife,** their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Unit A, of 1609 Cahal Avenue Townhomes, as set out in the Declaration of Covenants, Conditions and Restrictions for 1609 Cahal Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20140602-0047170, as amended in Instrument No. 20150507-0041931 and Instrument No. 20160304-0020999, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being the same property conveyed to Andrew C. Floyd, unmarried by Warranty deed from Maxwell House Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150225-0016135 Register's Office for Davidson County, Tennessee, dated February 13, 2015 and recorded on February 25, 2015. (See also Deed of Correction from Maxwell House Development, LLC to Andrew C. Floyd of record as Instrument No 20170731-0077183, said Register's Office, and Quitclaim Deed from Regal Homes to Andrew C. Floyd of record as Instrument No 20170731-0077184 said Register's Office.)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $260,000.00.
Subscribed and sworn to before me,
this 21st of July, 2017.
My Commission Expires: 9-11-17

Affiant

Notary Public

This is improved property located at 1609A Cahal Avenue, Nashville, Davidson County, Tennessee 37216.

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 21 day of July, 2017.

ANDREW C. FLOYD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, **ANDREW C. FLOYD,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 21 day of July, 2017.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY