398

WARRANTY DEED

Bill Garrett Davidson County
Batch# 45876 DEEDWARR
01/09/2018 10:41:38 AM 2 pgs
Fees: $13.00 Taxes: $1,363.08

20180109-0002797

Y-VRES-17-1420

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO. ANGELA Y. POSTON-WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gloria Gordon and Michael Gordon and Michelle Gordon	~~New Owner~~ Farmington Mortgage	
(NAME)	(NAME)	
1420 Meridian Street	3002 Richard Jones Rd #300A	**071-11-0-058.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37215	
(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, **THOMAS FLOOD, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GLORIA GORDON AND MICHAEL GORDON, WIFE AND HUSBAND AND MICHELLE GORDON, A MARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of the Old George Scruggs' tract of land and more particularly bounded and described as follows:

Beginning in the center of Meridian Street or Trinity Road, at the Southeast corner of the A.L. Rawls tract; running thence Westwardly 300.0 feet, more or less with Rawl's South line to the Northeast corner of the lot of land conveyed by Overall to C.W. Dews and wife by deed of record in Book 533, Page 156, Register's office for said county; thence with said Daw's East line Southerly 50.0 feet to the point being the Southwest corner of this lot herein conveyed and the Northwest corner of another lot owned by Cora F. Shane; thence Eastwardly parallel with the South line of the Rawls tract 300.00 feet, more or less to a point in the center of Meridian Street; thence with the center of said street 50.0 feet to the beginning.

Being the same property conveyed to Thomas Flood, A Single Man by Warranty deed from Simone F. Loughlin, a single woman of record in Instrument No. 20140703-0059024 Register's Office for Davidson County, Tennessee, dated June 26, 2014 and recorded on July 03, 2014.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1420 Meridian Street, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 3rd DAY OF JANUARY, 2018.

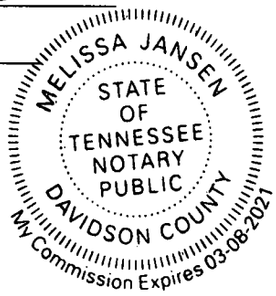
Thomas Flood by ATTORNEY IN FACT
Thomas Flood by Nathan Keith, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of THOMAS FLOOD, and who acknowledged he/she/they executed the same as the free act and deed of the said THOMAS FLOOD.

Witness my hand and official seal, this the 3rd of January, 2018.

Melissa Jansen
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212