Bill Garrett Davidson County
Batch# 84941 **DEEDWARR**
04/26/2018 02:21:33 PM 2 pgs
Fees: $13.00 Taxes: $960.15

20180426-0039476

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$265,500.00~~ $259,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF APRIL, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4533N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Stephen Port	New Owner	096-09-0-196.00
8008 East Chase Ct		
Nashville, TN 37221		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LINDA LEE FLOYD, MARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEPHEN PORT

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Twin Lawn of record in Plat Book 2331, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Linda Lee Floyd by Warranty deed from Jean Martin, Conservator of Elizabeth Seiner of record in Instrument No. 20040217-0017844 Register's Office for Davidson County, Tennessee, dated January 30, 2004 and recorded on February 17, 2004. (Value of consideration shown in aforementioned deed $88,500.00.)

Being the same property conveyed to Linda Lee Floyd, married by Quitclaim deed from Clifton J. Floyd, married of record in Instrument No. 20040217-0017845 Register's Office for Davidson County, Tennessee, dated January 30, 2004 and recorded on February 17, 2004. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 2834 Lakeland Drive Nashville, Tennessee 37214.

Said property having never been the marital residence of the Grantor.

Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 2834 Lakeland Drive, Nashville, TN 37214

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 25th day of April, 2018.

Linda Lee Floyd by Rita Renae Gibb attorney in fact

Linda Lee Floyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Rita Renae Gibbs with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Linda Lee Floyd for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Linda Lee Floyd, and is authorized by Linda Lee Floyd to execute this instrument on his/her behalf.

Witness my hand and official seal, this 25th day of April, 2018.

Laurie Damewood

Notary Public

My Commission Expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

File #: 18-4533N
RECORD & RETURN TO:
COMPASS LAND TITLE, LLC
278 Franklin Road, Ste. 190
Brentwood, TN 37027