WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 175950 **DEEDWARR**
12/19/2018 10:56:08 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20181219-0123250

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOX 10-A

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF December 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg Goodheart and Denise Goodheart	New Owner	
(NAME)	(NAME)	
4425 Westlawn Dr., B-306		103080A03300CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID A. FLOYD JR., MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREG GOODHEART AND DENISE GOODHEART, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Being a certain Condominium Apartment known as Unit B-306 on the plan of Westlawn Green, of record in Plat Book 5200, Pages 20 - 24, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Steve Teepe, unmarried to B & D Investment Group, LLC, a Tennessee limited liability company, as recorded on the 17th day of December, 2004 in Instrument No. 20041217-0150328, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from B & D Investment Group, LLC to David A. Floyd, Jr. and Carrie B. Floyd-Barber, as joint tenants with rights of survivorship, as recorded on the 28th day of October, 2005 in Instrument No. 20051028-0130340, said Register's Office.

Being the same property conveyed by Quitclaim Deed from David A. Floyd, Jr. and Carrie B. Floyd-Barber to B & D Investment Group, LLC, as joint tenants with rights of survivorship, as recorded on the 23rd day of June, 2006 in Instrument No. 20060623-0075092, said Register's Office.

Being the same property conveyed by Quitclaim Deed from B & D Investment Group, LLC, a Tennessee limited liability company to David A. Floyd, Jr., a 50% undivided interest and Carrie B. Floyd-Barber a 50% undivided interest, as tenants in common, as recorded on the 20th day of March, 2014 in Instrument No. 20140320-0022918, said Register's Office.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 30
NASHVILLE, TN 37215

Being the same property conveyed by Quitclaim Deed from Carrie B. Floyd-Barber to David A. Floyd, Jr., as recorded on the 20th day of March, 2017 in Instrument No. 20170320-0026982, said Register's Office.

This was never the principal place of residence for the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4425 Westlawn Dr., B-306, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 18th day of December, 2018

David A. Floyd, Jr.
By: Leigh Ann Floyd, Attorney in Fact

DAVID A. FLOYD JR., BY: LEIGH ANN FLOYD, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this ___ day of December, 2018, before me personally appeared Leigh Ann Floyd, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David A. Floyd, Jr. and acknowledged that she executed the same as the free act and deed of David A. Floyd, Jr..

Witness my hand and official seal at Nashville, Tennessee this 18th day of December, 2018.

Commission expires:

Notary Public