RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 183828 DEEDWARR
01/15/2019 09:37:23 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20190115-0003998

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $515,000.00

Affiant

Subscribed and sworn to before me, this 14th day of January, 2019.

Notary Public

My commission expires: 8/20/2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David R. Byrnes	**New Owner**	**Map/Parcel: 132-09-0-097.00**
12700 Sarah St ~~4408 Soper Avenue~~	12700 Sarah St	
Studio City, CA 91604 ~~Nashville, TN 37204~~	Studio City, CA 91604	

FOR AND IN 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 Wayne Floyd and Melissa Ann Floyd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David R. Byrnes

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:

Land in DAVIDSON County, Tennessee, being Lot No. 40 on the Map of Resubdivision of certain Lots on the Oak Hill Subdivision No. 1 of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to A. O. Martin and wife, Connie May Martin, by Warranty Deed, from H.A. Woods and wife, Mable Ruth Woods, dated August 30, 1968, of record in Book 4269, Page 634, Register's Office for Davidson County, Tennessee. Said property being conveyed to Dorothy M. Floyd and Harold E. Martin, by Quitclaim Deed, from Alvin O. Martin, a widower, dated June 20, 1989, of record in Book 7883, Page 474, Register's Office for Davidson County, Tennessee. Said property being conveyed further to Dorothy M. Floyd, by Quitclaim Deed, from Annette B. Martin, Carl E. Martin and Scott N. Martin, being all the heirs at law of Harold E. Martin, deceased, dated September 24, 1993, of record in Book 9104, Page 833, Register's Office for Davidson County, Tennessee. Said property being conveyed further to David Wayne Floyd and Melissa Ann Floyd, by Quitclaim Deed, from Dorothy M. Floyd, dated October 25, 1997, of record in Book 10661, Page 649, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Matters shown on the Plan of record in Plat Book 547, Page 52, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4408 Soper Avenue, Nashville, TN 37204.

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 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/our hand(s) this 14th day of January, 2019.

David Wayne Floyd

Melissa Ann Floyd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, David Wayne Floyd and Melissa Ann Floyd, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of January, 2019.

Notary Public

My Commission Expires: 11-23-20

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **190002SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027