FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **340,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **04/25/2019** Notary Public MY COMMISSION EXPIRES: 7-26-21 (AFFIX SEAL)

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

Karen Johnson Davidson County
Batch# 223503 DEEDWARR
04/29/2019 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20190429-0039413

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2181

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory A. Sullivan and Daniel Kyle McCluskey	Cross Country Mortgage	**061-16-0-352**
(NAME) **1406 Cardinal Avenue**	(NAME) 6850 Miller Road	
(ADDRESS) **Nashville, TN, 37216**	(ADDRESS) Brecksville, OH 44141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **James Lee Floyd and wife, Alana R. Houston,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory A. Sullivan, unmarried and Daniel Kyle McCluskey, unmarried, tenants in common with right of survivorship.** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being the northerly on-half (1/2) of Lot No. 9 of Block "B" on the Plan of Country Club Estates as of record in Plat Book 843, page 95, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 9 fronts 50.0 feet on the westerly margin of Cardinal Drive, formerly Martha Avenue, and extends back between parallel lines 175.0 feet to a dead line.

Being the same property conveyed to James Lee Floyd by Deed dated April 6, 2017 from April Valerio Floyd, recorded April 13, 2017, in Instrument Number 20170413-0036180, in the Register's Office of Davidson County, Tennessee.

Alana R. Houston, spouse of James Lee Floyd, hereby joins in this conveyance to convey and relinquish any marital or other rights to the property.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1406 Cardinal Avenue, Nashville, TN 37216**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **25th** day of **April,2019**.

James Lee Floyd

Alana R. Houston

STATE OF **TENNESSEE**
COUNTY OF Davidson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **James Lee Floyd and Alana R. Houston**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **25th** day of **April, 2019**.

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 10/26/20

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019