BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 286660 DEEDWARR
09/17/2019 08:41:18 AM 3 pgs
Fees: $18.00 Taxes: $812.62

20190917-0093922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,625.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF September 2019.

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
John C. Mathai and Remi S. Kurian	New Owner	
(NAME) 82 Bound Brook Rd.	(NAME)	103 08 0A 069.00
(ADDRESS) Newton, MA 02461	(ADDRESS)	
(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, **FLOYD-O'CONNOR PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN C. MATHAI AND WIFE, REMI S. KURIAN, AS TENANTS BY THE ENTIRETY,** 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:

SEE ATTACHED EXHIBIT "A"

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.

This is improved unimproved x property, known as 4425 Westlawn Dr., Unit D 107, 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 16th day of September, 2019

FLOYD-O'CONNOR PROPERTIES, LLC. A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

JOHN FLOYD, JR., TRUSTEE OF THE JOHN FRANKLIN FLOYD, JR. AND CAITLIN FLOYD REVOCABLE TRUST DATED AUGUST 10, 2017, MEMBER OF FLOYD-O'CONNOR PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

CAITLIN FLOYD, TRUSTEE OF THE JOHN FRANKLIN FLOYD, JR. AND CAITLIN FLOYD REVOCABLE TRUST DATED AUGUST 10, 2017, FLOYD-O'CONNOR PROPERTIES, LLC. A TENNESSEE LIMITED LIABILITY COMPANY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared John Floyd, Jr. and Caitlin Floyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves as Trustees of The John Franklin Floyd, Jr. and Caitlin Floyd Revocable Trust dated August 10, 2017, LLC, Members of Floyd-O'Connor Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that they as such Trustees of The John Franklin Floyd, Jr. and Caitlin Floyd Revocable Trust dated August 10, 2017, LLC, Members of Floyd-O'Connor Properties, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by themselves as Trustees of The John Franklin Floyd, Jr. and Caitlin Floyd Revocable Trust dated August 10, 2017, LLC, Members of Floyd-O'Connor Properties, LLC.

Witness my hand and official seal this 16th day of September, 2019.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires Nov 5, 2019

EXHIBIT "A"

A certain condominium located in Davidson County, Tennessee, being Unit No. D-107 of Westlawn Green, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Westlawn Green, a Condominium of record in Book 5238, Page 863, and By-Laws in Book 5238, Page 872, as amended in Book 5266, Page 22 and Book 6748, Page 423 and Plat recorded in 5200, Pages 20 through 24, inclusive, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed ; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.Being the same property conveyed to David A. Floyd, Jr. and John F. Floyd, as Tenants in Common, by Warranty Deed from William W. Davenport and wife, Margaret M. Davenport, of record in Book 9104, Page 510, in the Register's Office of Davidson County, Tennessee, dated October 01, 1993 and recorded on October 05, 1993.

Being the same property conveyed to John F. Floyd, by Quit Claim Deed from David A. Floyd, Jr., of record in Instrument No. 20030818-0119296, in the Register's Office of Davidson County, Tennessee, dated August 15, 2003 and recorded on August 18, 2003.

Being the same property conveyed to John Franklin Floyd, Jr., Trustee under the John Franklin Floyd, Jr. Revocable Trust, dated May 19, 2016, by Quit Claim Deed from John F. Floyd, of record in Instrument No. 20170814-0083235, in the Register's Office of Davidson County, Tennessee, dated August 04, 2017 and recorded on August 14, 2017.

Being the same property conveyed to The Floyd-O'Connor Properties, LLC, by Quit Claim Deed from John Franklin Floyd, Jr., Trustee under the John Franklin Floyd, Jr. Revocable Trust, dated May 19, 2016, of record in Instrument No. 20180626-0061209 and by Deed of Correction of record in Instrument No. 20190917-0093921, in the Register's Office of Davidson County, Tennessee, dated June 18, 2018 and recorded on June 26, 2018.