| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 191223914**<br><br>Karen Johnson Davidson County<br>Batch# 332734 **DEEDWARR**<br>12/20/2019 09:42:02 AM 2 pgs<br>Fees: $13.00 Taxes: $1,979.50<br>20191220-0131474 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $535,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 19th day of December, 2019.<br><br>Notary Public<br>My Commission Expires: |

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Amy C. Winter<br>4805 Michigan Avenue<br>Nashville TN 37209 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>091-07-0-405.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Oliver Floyd and wife, Heather Burchfield Floyd,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amy C. Winter, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 712, Block 107, on the Plan of West Nashville No. 1 of record in Plat Book 57, Page 74 and 75, 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 William Oliver Flyod and wife, Heather Burchfield Flyod by Warranty deed from L & S Development, LLC, a Tennessee limited liability company of record in Instrument No. 20151109-0113853 Register's Office for Davidson County, Tennessee, dated October 07, 2015 and recorded on November 09, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page(s) 74 and 75, Register's Office for Davidson County, Tennessee.

Restrictive Covenant for Detached Structure of record in Instrument Number 20150605-0052588, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4805 Michigan Avenue Nashville TN 37209

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 19th day of December, 2019.

William Oliver Floyd

Heather Burchfield Floyd

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Oliver Floyd and Heather Burchfield Floyd, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of December, 2019.

Notary Public
My Commission Expires: _____

