Karen Johnson Davidson County
Batch# 369413 DEEDWARR
03/09/2020 12:20:30 PM 2 pgs
Fees: $13.00 Taxes: $667.85
20200309-0026262

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0589

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of March, 2020

Notary Public

Commission Expires: 10-02-2023

ARTRINNA MINNIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Floyd and Penny Floyd 176 Welworth Street Nashville, TN 37115	Gardner Financial Services LTD, DBA Legacy Mutual Mortgage 3503 Paesanos Pkwy San Antonio, TX 78231	034-13-0-113.00

WARRANTY DEED

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, I/WE,

Scott Hull and Bradly Hull, Joint Tenants

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Floyd and Penny Floyd, 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:

Land in Davidson County, Tennessee, being Lot No. 23, of Block B on the Plan of Map of East Lawn, A Subdivision of Part of Edgemeade Farm of record in Plat Book 547, Page 153 and 154, 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 Scott Hull and Bradly Hull, Joint Tenants by Warranty deed from Sebastian Aparicio Velasquez, unmarried of record in Instrument No. 20180614-0057369 Register's Office for Davidson County, Tennessee, dated May 30, 2018 and recorded on June 14, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 176 Welworth Street, Nashville, TN 37115

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of March, 2020.

Scott Hull

Bradly Hull by Scott Hull, his Attorney-In-Fact his attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Scott Hull** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 5th day of March, 2020.

Notary Public
My Commission Expires: _____

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

(Notary Seal)

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Scott Hull as Attorney in Fact for Bradley Hull, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he/she executed the foregoing instrument as his/her free act and deed and as the free act and deed of the said Bradly Hull, for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 5th day of March, 2020.

Notary Public
My Commission Expires: _____

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry 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.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUTHERLAND COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)