PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 947114 DEEDWARR
12/02/2022 02:32:04 PM 2 pgs
Fees: $13.00 Taxes: $4,972.80
20221202-0126363

Ivey Title, LLC Ref: (DM) Title No.: 62895
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James Treanor Granbery, III Jessie Leigh Tretbar Granbery 714 Darden Place Nashville, TN 37205	Truxton Trust 4525 Harding Road Suite 300 Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 11504007600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,344,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marion Floyd and Adam Floyd, wife and husband,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **James Treanor Granbery, III and Jessie Leigh Tretbar Granbery, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Hillwood Estates, Section Nine, Part One of record in Book 2331, page 27, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Marion Floyd and Adam Floyd, wife and husband by Warranty Deed from John B. Thomison, Jr., Co- Executor and Robert H. Thomison, Co-Executor of the Last Will and Testament of John B. Thomison, dated December 1, 2014 and recorded on December 8, 2014, of record in Inst. No. 20141208-0112293, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, page 27, said Register's Office, which Plan shows a 100 foot minimum building setback line from Darden Place, and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 714 Darden Place, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of December, 2022.

Marion Floyd **Adam Floyd**

State of Tennessee

County of Davidson

On this 1st day of December, 2022, before me the undersigned authority, personally appeared Marion Floyd and Adam Floyd, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,344,000.00.

Affiant

Sworn and subscribed before me this 1st day of December, 2022.

My Commission Expires: _____ Notary

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026