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

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1013856 DEEDWARR
06/12/2023 09 19 13 AM 2 pgs
Fees $13 00 Taxes $1,217 30

20230612-0044298

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14TH DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

KRISTINA HIGGINS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 1/12/2026

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Billy Brookshire and Dana Childers Brookshire	Bank of America, N A c/o First American Mortgage Solutions	
(NAME) 4425 Westlawn Dr, Apt A300	(NAME) 4795 Regent Blvd, Mail Stop. 1020-O	103 08 0A 017 00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Irving, TX 75063	
(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, **DAVID A. FLOYD, JR., TRUSTEE OR HIS SUCCESSORS IN INTEREST OF THE FLOYD-BARBER TRUST DATED JUNE 14, 2017, AND ANY AMENDMENTS THERETO**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BILLY BROOKSHIRE AND DANA CHILDERS BROOKSHIRE, 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.

The following real property in Davidson County, Tennessee described as follows:

Being a certain Condominium Apartment known as Unit A-300 on the plan of Westlawn Green, of record in Book 5200, Pages 20-24, said Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carrie B. Barber, by Warranty Deed from Shelia Marie Jackson Buchanan, Unmarried, of record in Instrument No. 20061005-0124056, in the Register's Office of Davidson County, Tennessee, dated August 21, 2006.

Being a part of the same property conveyed to David A. Floyd, Jr., Trustee or his successors in interest, of the Floyd-Barber Trust dated June 14, 2017, and any amendments thereto, by Quitclaim Deed from Carrie B. Floyd-Barber, also known as Carrie B. Barber, Carrie B. Floyd Barber, Carrie B. Floyd, and Carrie Baker Floyd, of record in Instrument No. 20170706-0067819, in the Register's Office of Davidson County, Tennessee, dated July 05, 2017.

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.

unimproved
This is improved x property, known as 4425 Westlawn Dr, Apt. A300, 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.

Witness my hand this 6th day of June, 2023

FLOYD-BARBER TRUST DATED JUNE 14, 2017

BY: _____

DAVID A FLOYD, JR TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, David A. Floyd , Jr. with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The Floyd-Barber Trust U/A/D June 14, 2017, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust

Witness my hand and official seal this 6th day of June, 2023.

Commission expires.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires 10/2/23

_____
Notary Public