# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

TRUMPHOUR TENN

Davidson County DEEDWARR
Recvd: 09/20/01 09:57 2pgs
Fees:13.00 Taxes:225.33
20010920-0101837

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Shelia Hampton | National Bank of Commerce | Map 81-6 |
| (NAME) 2103 26th Avenue North | (NAME) 115 29th Avenue South | |
| (ADDRESS) Nashville, TN 37208 | (ADDRESS) Nashville Tennessee 37212 | Parcel 192 |
| (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,
Ralph A. Edwards and wife, Velma Elizabeth Edwards, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Shelia Hampton an unmarried woman and Michael G. Bates, an unmarried man**, 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:

Being Lot No. 24 on the Plan of J. Matt William's Subdivision of Lot No. 8, Harding Bosely Tract, as of record in Plat Book 332, Page 54, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Beginning at a point in the westerly margin of 26th Avenue North said point being the southeast corner of property conveyed to Chester Hibdon, and wife, by deed of record in book 2542, page 125, said Register's Office; thence running with Hibdons southerly line, North 86 deg. 30 minutes West 550.5 feet, more or less, to a point in the easterly boundary line of Lot No. 89 on the Plan of Cumberland Gardens, of record in Book 2900, page 3, said Register's Office; thence with same southerly 53 feet, more or less, to a point, the southeast corner of said Lot No. 89; thence South 86 deg, 30 minutes East 550.3 feet, more or less, to a point in the westerly margin of 16th Avenue North; thence with same northerly 53 feet, more or less, to the point of Beginning.

Being the same property conveyed to Ralph A. Edwards Married by deed from Brenda Bowman of record in Instrument Number 20000[illegible]00 37668, Register's Office for said County.

Velma Elizabeth Edwards joins in this conveyance to convey any and all rights sh may have in this property.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 2103 26th Avenue North, Nashville, TN 37208

(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/our hand(s) this 7th day of September, 2001.

Velma E. Edwards by att-in-fact Ralph A. Edwards

Ralph A. Edwards

Ralph A. Edwards

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ralph A. Edwards Married the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9/7/2001

My Commission Expire: 1|25|03

Tammy L. Harbolic

TAMMY L. HARBOLIC NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF Tennessee
COUNTY OF Williamson

On this the 9/7/2001, before me personally appeared Ralph A. Edwards, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Velma Elizabeth Edwards, and who acknowledged that she executed the same as the free act and deed of the said Velma Elizabeth Edwards by virtue of that Power of Attorney, duly executed by the said Velma Elizabeth Edwards and appearing of record in Instrument Number 20010920-0101836, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Cumberland Title, Hermitage, this 7th day of September, 2001

My Commission Expires: 1|25|03

Tammy L. Harbolic

TAMMY L. HARBOLIC NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

**File Number2108328**

**RETURN TO:**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122