WARRANTY DEED

PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 CRESTMOOR RD, STE 300
NSHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2003.

Notary Public

NOTARY PUBLIC AT LARGE
Robin Jackson
My Commission Expires May 30, 2007
STATE OF TENNESSEE

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/09/03 13:22 2pgs
Fees:13.00 Taxes:365.75

20030909-0131471

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

D-0327

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Parrott	(Same)	091-06-0-294.00
(NAME)	(NAME)	
5707 Tennessee Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 E. Edwards, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth Parrott, 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 the westerly part of Lot No. 1608 of Block No. 203 on the Map showing Extension of Plan No. 1, West Nashville, to the Morrow Road as of record in Book 57, Page 173, Register's Office for said County, described as follows:

Beginning at the southeast corner of Tennessee Avenue and Morrow Road; thence with the southerly margin of Tennessee Avenue, eastwardly 128 feet to the northwest corner of the property conveyed to H.P. Oliphant and wife by deed from C.G. Davids and wife, of record in Book 1172, Page 59, said Register's Office; thence with said Oliphant's westerly line, southwardly 100 feet more or less, to the northeasterly margin of Morrow Road; thence with said Road, northwestwardly 171 feet, more or less, to the beginning.

Being the same property conveyed to Ralph A. Edwards and wife, Velma E. Edwards by Warranty Deed from Helen Bragg and Charles L. Walling, surviving heirs of James Leonard Walling, deceased and Janice Marie Ford and Roger Smith, acting guardian for Mary Jane Walling , surviving heirs of Harvey Samuel Walling, deceased, dated December 9, 2002, of record in Instrument Number 20021211-0153081, Register's Office for Davidson County, Tennessee.

Ralph A. Edwards executes this Warranty Deed for and on behalf of himself and Velma E. Edwards pursuant to a Power of Attorney recorded sin Book 11300, Page 640, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5707 Tennessee Avenue, 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 our hands this 26th day of August, 2003.

Ralph A. Edwards

Ralph A. Edwards

Velma E. Edwards by Ralph A Edwards atty in fact

Velma E. Edwards
By Ralph A. Edwards, 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, the within named Ralph A. Edwards the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 26th day of August, 2003.

Commission expires: 4/16/06

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Ralph A. Edwards, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Velma E. Edwards, and acknowledged that he/~~she~~ execute the same by Power of Attorney, as the free act and deed of said Velma E. Edwards. Witness my hand and Notarial Seal this 26th day of August, 2003.

Notary Public

My Commission Expires: 4/16/06

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Associate, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212