WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$130,000.00~~ $126,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: Exp. 1/27/2007

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/09/03 14:15 2pgs
Fees:13.00 Taxes:466.57
20031209-0176515

BRADFORD W. ROOT NOTARY PUBLIC WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Law Offices of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dwaine L. Anderson	**Dwaine L. Anderson**	**Map 103-2**
(NAME) **108 Brook Hollow**	(NAME) **108 Brook Hollow**	**Parcel 15**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Nashville, TN 37205**	
(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, **Jane Harbin, James Roberts Edwards, Debra Edwards, Linda Roberts and Ann Allen,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dwaine L. Anderson and wife, Leilani Boulware,** 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 part of Lot No. 7 on the Plan of C.C. Vernon's Farm, as of record in Book 161, page 164, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly line of the property conveyed to Dorothy Naomi Cameron by deed from George Henry Bugoe and wife, of record in Book 2088, page 619, said Register's Office at a point 77 ½ feet north of the northerly margin of Burgess Street; thence with said line, northwardly 77 ½ to said Cameron's northwest corner; thence westwardly 211 feet, more or less, to a point in the westerly line of said Lot No.7, being 214 feet south of the northwest corner of said Lot No. 7; thence southwardly 105 feet to a point 105 feet north of the boundary of the northerly margin of Burgess Street; thence eastwardly 219 ½ feet, more or less to the beginning.

Being the same property conveyed to Lawrence James Edwards and wife, Emma Louise Edwards, their heirs and assigns. Lawrence James Edwards and Emma Louise Edwards have since died intestate, leaving their children, Jane Harbin, James Roberts Edwards, Debra Edwards, Linda Roberts and Ann Allen, as their only surviving heirs and to whom title passed at the time of the death of said Lawrence James Edwards and Emma Louise Edwards.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 161, page 164, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 206 Bellmore Avenue, Nashville, TN

(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 25th day of November, 2003.

James Roberts Edwards

Debra Edwards

Ann Allen

Jane Harbin

Linda Roberts

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State, personally appeared Jane Harbin, James Roberts Edwards, Debra Edwards, Linda Roberts, and Ann Allen, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 25th day of November, 2003.

Commission expires: 10/27/04

Frederica Moore

FREDERICA MASON MOORE
NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.