WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Bradley F Edmonds
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2004.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/08/04 15:02 2pgs
Fees:13.00 Taxes:1128.50
20040908-0108742

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

D-0426

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley F. Edmonds	Pulte Mortgage, LLC	083-09-0-037.00
(NAME)	(NAME)	
1112 Ordway Place	7475 South Joliet Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Englewood, CO 80112	
(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, Mona L. Williams and Shelia R. Cox (listed in prior deed incorrectly as Sheila R. Cox), both unmarried, as joint tenants with right of survivorship, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bradley F. Edmonds, 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. 7 on the Plan of F. O. Beazley's Subdivision, Block "C", Douglas Place, of record in Plan Book 2, Page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mona L. Williams and Sheila R. Cox, both unmarried, as Joint Tenants with Right of Survivorship, by Warranty Deed from Gary L. Hawkins and wife, Kimberly H. Hawkins, dated July 11, 1994, of record in Book 9405, Page 845, Register's Office for Davidson County, Tennessee. Sheila R. Cox is correctly known as Shelia R. Cox.

Mona L. Williams executes this instrument on behalf of Shelia R. Cox pursuant to a Power of Attorney of record in Instrument Number 20040908-0108741, Register's Office for Davidson County, TN.

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 1112 Ordway Place, Nashville, TN 37206
(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, 2004.

Mona L. Williams

Shelia R. Cox by Mona L. Williams, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mona L. Williams 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, 2004.

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission expires: November 27, 2004

Dana Delworth Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Mona L. Williams known to me or satisfactorily proven to be the person who executed the foregoing instrument on behalf of Shelia R. Cox, and acknowledged that he/she executes the same by Power of Attorney, as the free act and deed of said Shelia R. Cox. Witness my hand and Notarial Seal this 26th day of August, 2004.

Notary Public

My Commission Expires: 11/27/04

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027