Realty 48A

WARRANTY DEED

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: . 5-24-2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kendrick Rafael Edwards	Kendrick Rafael Edwards	165-9A-35
(NAME)	(NAME)	
1001 Dupree Point Drive	SAME	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(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, Colleen M. McDonough. and husband Daniel McDonough, Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kendrick Rafael Edwards, unmarried,, 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 Lot No. 13 on the Plan of Lakewood Village, Section Two, of record in Instrument No. 200002150015148, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Colleen M. McDonough and husband, Daniel McDonough, Jr., by deed of record in Instrument No. 200007110068695, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Colleen M. McDonough and Daniel McDonough, Jr. by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20050606-0064291 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1001 Dupree Point Drive, Antioch, TN 37013

(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.

Davidson County DEEDWARR
Recvd: 06/06/05 13:58 2 pgs
Fees:13.00 Taxes:488.40

20050606-0064292

MAY. 24. 2005 2:00PM ADVANTAGE TITLE 615-777-2015 NO. 9825 P. 2

Witness our hands this 24th day of May, 2005.

Colleen M. McDonough by Carolyn Adcock Atty in Fact

Colleen M. McDonough

Daniel McDonough Jr. by Carolyn Adcock Atty-in-Fact

Daniel McDonough Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 24th day of May, 2005, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Colleen M. McDonough and Daniel McDonough, Jr. and who acknowledged that she executed the same as the free act and deed of the said Colleen M. McDonough and Daniel McDonough, Jr., through Power of Attorney granted her by the said Colleen M. McDonough

Witness my hand and official seal at Nashville, Tennessee, this 24th day of May, 2006.

Commission expires: 5/30/07

KRYSTN T. HEDGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2007