27-A 2/3

WARRANTY DEED

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$86,900.00**

Mary Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **20TH DAY OF OCTOBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: ~~May 23, 2009~~ 9/22/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBBIN SIMMONS *	MORTGAGE INVESTORS GROUP	**91-10-303**
(NAME) **515 HEMSTEAD STREET**	(NAME) 8320 EAST WALKER SPRINGS LAND	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) KNOXVILLE, TN 37923	
(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, **RUSTY EDWARDS A/K/A 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 **ROBBIN SIMMONS,*** **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: * Robbin a.k.a. Marie Simmons

SEE ATTACHED LEGAL EXHIBIT "A"

BEING THE SAME PROPERTY CONVEYED TO RUSTY EDWARDS BY DEED FROM CORNERSTONE HOME PROPERTIES, LLC., OF RECORD IN INSTRUMENT NO. 20040719-0085930 DATED JULY 14, 2004 AND DATED JULY 19, 2004 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RUSTY EDWARDS AND RALPH A. EDWARDS ARE ONE AND THE SAME

unimproved ☐

This is improved ☒ property, known as * STREET **515 HEMSTEAD, 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 **20th day of October, 2005.**

Ralph A. Edwards
RUSTY EDWARDS A/K/A RALPH A. EDWARDS

Velma E. Edwards by
VELMA E. EDWARDS
Ralph A Edwards POA
P.O.A.

Davidson County DEEDWARR
Recvd: 10/28/05 10:34 3 pgs
Fees:18.00 Taxes:321.53

20051028-0130313

Exhibit "A"

Legal Description

Being Lot No. 26 on the Plan of Urbandale, Section One, of record in Book 1835, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

INCLUDED IN THE ABOVE CONVEYANCE BUT EXPRESSLY EXCLUDED IS THE FOLLOWING:

BEGINNING at a point on the southeastern line of the property owned by R.A. Baldwin, et ux of record in Book 2340, page 426, Register's Office for Davidson County, and being 13.500 meters (44.291 feet), more or less, right of Ramp D survey centerline station 741-452.00, more or less; thence south 73 degrees 25 minutes 04 seconds west along the common line, and being 26.200 meters (85.958 feet), more or less, to a point on the southwestern corner of the property, the common corner with property owned by R.A. Baldwin, et ux, Willie K. White, Jr., et ux of record in Book 4877, page 763, and E.H. Litton, et ux of record in Book 2392, page 297, and being 6.00 meters (19.685 feet) more or less, left of Ramp D survey centerline station 741-470.000, more or less; thence north 17 degrees 00 minutes 32 seconds west along the common line with E.H. Litton, et ux, and being 14.000 meters (45.932 feet) more or less, to a point on the northwestern corner of the property, the common corner with property owned by E.H. Litton, et ux, and Sec. of HUD of record in Book 11427, page 702, and being 2.500 meters (8.202 feet), more or less, right of Ramp D survey centerline station 741+481.000, more or less; thence north 59 degrees 45 minutes 18 seconds east along the common line with Sec. of HUD, and being 12.000 meters (39.370 feet), more or less, to a point in the proposed controlled access right of way of Ramp D, and being 13.500 meters (44.295 feet, more or less, right of Ramp D survey centerline station 741+475.500, more or less; thence south 56 degrees 55 minutes 27 seconds east along the proposed controlled access right of way, and being 17.942 meters (58.864 feet),to a point 13.047 Meters (42.810) right of access right of way, and being 5.00 meters (16.404 feet), more or less, to a POINT OF BEGINNING, containing 295.100 square meters (3176.000 square feet), more or less.

Being the same property conveyed to Rusty Edwards by deed dated 7/14/04 and recorded on 7/19/04 from Cornerstone Home Properties, LLC of record in Instrument No. 20040719-0085930, Register's Office for Davidson County, Tennessee

This conveyance is subject to taxes for the year 2005, which have been prorated and assumed by the grantee(s) herein, and to any and all restrictions and easements which may affect the property and are currently of record.

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

STATE OF **TENNESSEE**, County ss: **DAVIDSON**

On this 20th day of October, 2005, before me personally appeared **Rusty Edwards a/k/a Ralph A. Edwards** to me known to be the person(s) described in an who executed the foregoing instrument, and who acknowledged the execution of the same to be his their fee act and deed. Witness my hand and official seal.

My Commission Expires: July 19, 2008

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 19 2008

Notary Public **Justin Tatum**

STATE OF **TENNESSEE** County ss: **DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Ralph Edwards a/k/a Rusty Edwards**, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Velma Edwards** as Attorney-In-Fact, as the free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **20th day of October, 2005**.

Commission expires: **July 19, 2008**

Justin Tatum Notary Public

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 19 2008