BOX 13
10611

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF 31 Oct, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-25-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolina Sierra [redacted] Lopez	South Star Funding, LLC	Map 51-14
(NAME) 707 Lemont Drive	(NAME) 400 North Ridge Rd. Ste. 1000	Parcel 23
(ADDRESS) Nashville, TN 37216	(ADDRESS) Atlanta, GA 30350	
(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, **CRAIG E. EDWARDS AND WIFE, LISA MIZELL EDWARDS AND JUANITA EDWARDS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAROLINA SIERRA [redacted] LOPEZ AND JORGE CALDERON [redacted]***, 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:

* wife and husband

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Gra-Mar Acres, Section VII, of record in Plat Book 2331, page 80, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Eddie A. Edwards and wife, Gelema C. Edwards by deed from Robert D. Ivey, Jr. and wife, Kathy A. Ivey, of record in Book 5276, page 716, said Register's Office. Gelema C. Edwards died vesting title solely in Eddie A. Edwards as the surviving tenant by the entirety. Eddie A. Edwards has since died. Craig E. Edwards was the devisee under the Will of Eddie A. Edwards, Docket No. 95P-80, Probate Court Clerk's Office for Davidson County, Tennessee. Juanita Greene (now known a Juanita Edwards) received a life estate in said property under the Will of Eddie A. Edwards, Docket No. 95P-80, Probate Court Clerk's Office for Davidson County, Tennessee. Craig E. Edwards, Executor for the estate of Eddie A. Edwards, conveyed any interest the estate may have in said property to Craig E. Edwards. Craig E. Edwards conveyed his interest in said property to Craig E. Edwards and wife, Lisa Mizell Edwards by Quitclaim Deed of record in Book 10125, page 395, said Register's Office.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantor(s) and (b) all matters appearing on the plan of record in Book 2331, page 80, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 707 Lemont Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 11/10/05 11:01 2 pgs
Fees:13.00 Taxes:439.93

20051110-0136350

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 1st day of November, 2005.

Craig E. Edwards

Lisa Mizell Edwards

Juanita Edwards

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 Craig E. Edwards and Lisa Mizell Edwards and Juanita Edwards, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of November, 2005.

Commission expires:

JOHN GREGORY HARDEMAN
NOTARY PUBLIC
STATE OF TENNESSEE
Exp. 3/21/09
DAVIDSON COUNTY, TENN.

Notary Public