WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/27/06 14:06 2 pgs
Fees:13.00 Taxes:1024.90

20060327-0034713

JULIE WILBANKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$277,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **17TH DAY OF MARCH, 2006.**

Julie Wilbanks
Notary Public

MY COMMISSION EXPIRES: 2/20/08

(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
SUSAN H. EDWARDS	FIRST TENNESSEE BANK	**104-13-A-19CO**
(NAME)	(NAME)	
401 BOWLING AVENUE #23	4000 Horizon Way	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205	Irving, TX 75038	
(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, **VANESSA ENGLAND and DONNA MONTAVON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUSAN H. EDWARDS, a single person**, 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, BEING BUILDING SITE NO. 19 ON THE PLAN OF RICHMEADE PLACE, SECTION 1, AS OF RECORD IN BOOK 4860, PAGE 44, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID PROPERTY, TOGETHER WITH ONE MEMBERSHIP IN RICHMEADE PLACE HOME OWNER'S ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION OF THE STATE OF TENNESSEE, AND ALL OBLIGATIONS AND PROVILEGES THERE UNTO BELONGING OR IN ANYWISE APPURTAINING TO SAID MEMBERSHIP.

BEING THE SAME PROPERTY CONVEYED TO VANESSA ENGLAND AND DONNA MONTAVON BY DEED FROM RITA WHITFIELD OF RECORD IN INSTRUMENT NO. 20050818-0098487 DATED AUGUST 15, 2005, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property , known a **401 BOWLING AVENUE #23, NASHVILLE, TN 37205**

(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 **17th day of March, 2006**.

Vanessa England
VANESSA ENGLAND

Donna Montavon
DONNA MONTAVON
By: Vanessa England-Attorney-In-Fact

Vanessa England-Attorney-in-fact

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Vanessa England,** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of **Donna Montavon** as Attorney-In-Fact, as her free act and deed.

Witness my hand and official seal at **Nashville,** Tennessee this **17th day of March, 2006.**

Commission expires: **July 19, 2008**

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

JUSTIN TATUM Notary Public

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally **Vanessa England** appeared with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at **Nashville,** Tennessee this **17th day of March, 2006.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

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