WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/06 10:16 2 pgs
Fees:13.00 Taxes:166.50
20060417-0043100

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD TENNESSEE

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rudy Maldonado	Wells Fargo Bank, N.A	73-09-0/270.00
(NAME)	(NAME)	
2340 Cooper Terrace	2703 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Minneapolis, MN 55467	
(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, **Reginald Edwards and wife, Debra Edwards**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rodolfo Maldonado**, 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 21 on the Plan of Cooper Lane Estates, of record in Book 5200, Page 567, Register's Office for said county and now shown as Lot 21B on the Zone Lot Division of Lots 8, 12, 17, 19, 20 & 210Cooper Lane Estates of record in Book 6900, Page 210 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Reginald Edwards and wife, Debra Edwards by Warranty Deed from Austin Gilbert Baxter and wife, Lisa Baxter dated September 12th, 2001 and filed for record in Instruments No. 20010914-0100297 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book 5200, Page 576 in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions as record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions setback lines if any and any and all easements for public utilities.
The 2006 County Taxes have been prorated and assumed by the Grantee

unimproved ☐

This is improved ☒ property, known as 2340 Cooper Terrace, Nashville, TN 37216
(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 13th day of April, 2006.

Reginald Edwards

Debra 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 Reginald Edwards and Debra Edwards the bargainor (s), 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 13th day of April, 2006.

Commission expires: March 15, 2008

Judith Jacobs — Notary Public

