This instrument prepared by:
**Lehman Land Title, Inc.**
**6 Cadillac Drive Suite 190**
**Brentwood, TN 37027**
**(615) 371-8999**

Davidson County DEEDWARR
Recvd: 09/19/06 11:03 2 pg:
Fees:13.00 Taxes:671.55
20060919-0115842

File No.: **2558**

# WARRANTY DEED

**THIS INDENTURE,** made and entered into this **September 14, 2006** ,by and between **Mary K. Warner, an unmarried individual,** parties of the first part, and **Brian A. Edwards and Cathye A. Edwards, husband and wife,** party of the second part,

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 11, SUNNY ACRES, SECTION II, as shown on plat of record in Plat Book 2663, Page 39, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Frederick G. Warner, Jr. and wife, Mary K. Warner by Warranty Deed from William B. Frey and wife, Margaret G. Frey, recorded on the 19th day of October, 1965 in Deed Book 3948, Page 228, in the Register's Office of Davidson County, Tennessee. The said Frederick G. Warner, Jr having since died. Property vesting in Mary K. Warner as surviving tenant by the entirety.

This instrument being executed pursuant to the Power of Attorney of record in Instrument No. 20050608-0065664 in the Register's Office, Davidson County, Tennessee.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **84-8-5**
☒ Improved OR
☐ Unimproved property located at: **2828 Windemere Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Mary K. Warner, by Anne Watson, her attorney-in-fact her attorney-in-fact

Mary K. Warner, by Kevin Warner, her attorney-in-fact

her attorney-in-fact

STATE OF **Tennessee**
COUNTY OF **Williamson**

On this 12th day of September, 2006, before me personally appeared Anne Watson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary K. Warner, and who acknowledged that such person executed the same as the free act and deed of Mary K. Warner

Witness my hand and Notarial Seal this 18th day of September, 2006.

Brenda R Lehman
Notary Public

My Commission Expires: 3/10/07

Brenda R. Lehman Notary Public At Large Williamson County, Tennessee

STATE OF **Tennessee**
COUNTY OF **Williamson**

On this 14th day of September, 2006, before me personally appeared Kevin Warner, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary K. Warner, and who acknowledged that such person executed the same as the free act and deed of Mary K. Warner

Witness my hand and Notarial Seal this 14th day of September, 2006.

Brenda R Lehman
Notary Public

My Commission Expires: 3/10/07

Brenda R. Lehman Notary Public At Large Williamson County, Tennessee

**********

Owner's Name: **Brian A. Edwards and Cathye A. Edwards**

and Address: **2828 Windemere Drive, Nashville, TN 37214**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
**Countrywide Home Loans**
**3011 Armory Drive Suite 120**
**Nashville, TN 37204**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$181,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brian A. Edwards
Affiant

Subscribed and sworn to before me this **9/14/2006.**

Brenda R Lehman
Notary Public

My Commission Expires: 3/10/07

Brenda R. Lehman Notary Public At Large Williamson County, Tennessee