Davidson County DEEDWARR
Recvd: 10/02/06 09:30 2 pgs
Fees:13.00 Taxes:462.50
20061002-0121245

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and sworn to before me, this 28th day of September, 2006.

Notary Public
My commission expires: 5/22/2010

05-0609-63134

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Christopher Scott Edwards	Regions Bank d/b/a Regions	33-08-0-018
405 Gates Road	7130 Goodlett Farms Parkway	
Goodlettsville TN 37072	Cordova, TN 38016	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Larry J. Hunt and wife, Carol A. Hunt, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Christopher Scott Edwards and Kelly Roberts, both unmarried, as tenants in common, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

KR
CSE

Land in Davidson County, Tennessee, being Lot No. 60, on the Plan of Gatewood, Section I, of record in Plat Book 3300, Page 48, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Larry J. Hunt and wife, Carol A. Hunt by deed from Thomas W. Rollins and wife, Karen W. Rollins, dated April 28, 1998, of record in Book 10908, Page 879, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 405 Gates Road, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 28th day of September, 2006.

Larry J. Hunt

Carol A. Hunt

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Larry J. Hunt and Carol A. Hunt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 28th day of September, 2006.

State of Tennessee at Large

My Commission expires

5/22/2010

