File No. 261100324

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR ~~VALUE, WHICHEVER IS~~ GREATER, FOR THIS TRANSFER IS $256,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/29/06 14:56 2 pgs
Fees:13.00 Taxes:948.31
20061129-0147423

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Simon L. Edwards	CTX Mortgage Company, LLC	114-07-0B-059.00
(NAME) 808 Waterloo Court	(NAME) P.O. Box 199114	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Dallas, TX 75219-9114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Michael J. McMahon, husband and wife, Tracey C. Fleischer, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Simon L. Edwards and Paola A. Edwards, HEREINAFTER CALLED THE GRANTEE(S), 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 all of Lot No. 28, on the Plan of Section Two, Westchase, as shown by plat appearing of record in Instrument No. 20030507-0061365, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Michael J. McMahon, husband and wife, Tracey C. Fleischer by Warranty Deed dated March 26, 2004 of record in Instrument No. 20040331-0036454, Register's Office for Davidson County, Tennessee.

Restrictions of record in Instrument No. 20021126-0146387 and Instrument No. 20050602-0062617, said Register's Office.

Easement of record in Book 751, Page 374, Book 787, Page 13, Book 787, Page 14, Book 5222, Page 720, Book 8626, Page 852, Instrument No. 20021104-0134795 and Instrument No. 20021028-0131574, said Register's Office.

Subject to all matters shown on plat of record in Plat Book 20030507-0061366, said Register's Office.

All matters shown on plat of record in Instrument No. 20030507-0061365, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 808 Waterloo Court, Nashville, TN 37209
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 20 day of November, 2006.

Michael J. McMahon

STATE OF Utah

COUNTY OF Salt Lake

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Michael J. McMahon, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of November, 2006.

My Commission Expires: 6/9/09

Notary Public
STACEY L. STAMPER
320 Wakara Way
Salt Lake City, UT 84108
My Commission Expires
June 9, 2009
State of Utah

Stacey L. Stamper
Notary Public

Witness my/our hands this 20th day of November, 2006.

Tracey C. Fleischer

STATE of Utah
COUNTY of Salt Lake

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Tracey C. Fleischer the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of November, 2006.

My Commission Expires: 6/9/09

Stacey L Stamper
Notary Public

Notary Public
STACEY L. STAMPER
320 Wakara Way
Salt Lake City, UT 84108
My Commission Expires
June 9, 2009
State of Utah

File Number: 261100324

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027