WARRANTY DEED

Return to:

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 1/23/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas C. Langhans	Nationwide Advantage Mortgage	149-7A-17
(NAME)	(NAME)	
725 Dover Glen Drive	7760 Office Plaza Drive South	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	West Des Moines, IA 50266	
(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, Sid R. Edwards and Lynn Edwards F/K/A Jerri Lynn Mash, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nicholas C. Langhans, 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:

Davidson County, State of Tennessee, described as follows. To wit:
Being Lot No. 17, on the plan of Chelsea Village,* of record in Plat Book 7900, Page 119, 121, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
*Section 1

Being the same property conveyed to Sid R. Edwards and Jerri Lynn Mash, by deed of record in Book 10172, Page 145, Register's Office for Davidson County, Tennessee. The said Jerri Lynn Mash having since married now know as Lynn Edwards.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 725 Dover Glen Drive, Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 12/06/06 08:08 2 pgs
Fees:13.00 Taxes:514.30

20061206-0150362

NOV. 30. 2006 12:16PM ADVANTAGE TITLE 615-777-2015 NO. 5402 P. 2/3

Witness our hands this 30th day of November, 2006.

Sid R. Edwards

Lynn 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 Sid R. Edwards and Lynn Edwards 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th Day of November, 2006.

Commission expires: 5-30-07

KRYSTIN REDDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2007

NOV. 30. 2006 12:17PM ADVANTAGE TITLE 615-777-2015 NO. 5402 P. 3/3