Return To:

WARRANTY DEED

Southern Title Services
8119 Isabella Lane #104
Brentwood TN 37027

Davidson County DEEDWARR
Recvd: 06/25/07 10:06 2 pgs
Fees:13.00 Taxes:521.70

20070625-0075332

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Natasha Bellamy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2007.

Notary Public

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

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 10, 2010

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan Edwards	New owner	
(NAME)	(NAME)	62 2 A/253.00
2912 Riverbend Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37124		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20071345

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Susan D. Gill**, unmarried hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Bryan Edwards**, unmarried hereinafter called the GRANTEE, **his** 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. 245, River Trace Estates, Phase I, Sections 4 and 5, as shown by plat appearing of record in Plat Book 9700, page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING all of the same property conveyed to Susan D. Gill by Warranty Deed from Jason R. Valentine dated September 18, 2006 and filed of record in Inst. 20060920-0116356, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions appearing of record in Book 6851, page 370, and Book 6982, page 474, said Register's Office, and to easements, setback lines and other matters as indicated on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 2912 Riverbend Drive, Nashville, TN 37214

(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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 22nd day of June, 2007.

Susan D. Gill
Susan D. Gill

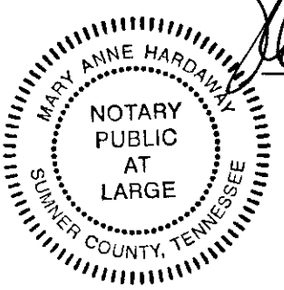
STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Susan D. Gill, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Susan D. Gill executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of June, 2007.

Commission expires: 2-23-08



Notary Public