WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/28/07 14:38 2 pgs
Fees:13.00 Taxes:1006.40
20070628-0077420

State of Tennessee)
County of Davidson)

07-05-060-C

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS

26th day of June, 2007

Notary Public

My Commission Expires: 01/03/11

DEE FEES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
SHERRY T. GOURLEY and husband, WILLIAM H. GOURLEY (NAME)	COUNTRYWIDE HOME LOANS, INC. (NAME)	142-13-B
1708 GLENRIDGE DRIVE (ADDRESS)	6440 SOUTHPOINT PARKWAY STE. #300 (ADDRESS)	104.00CO
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	JACKSONVILLE, FL 32216 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **CHRISTOPHER J. EDWARDS and wife MELISSA T. EDWARDS**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SHERRY T. GOURLEY and husband, WILLIAM H. GOURLEY**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 104 on the Final Plat, First Revision Riverside, Phase 3, of record in Instrument No. 20010404-0032691.

BEING the same property conveyed to Christopher J. Edwards and wife, Melissa T. Edwards, by Deed from Rochford Realty & Construction, of record in Instrument No. 20011231-0145279, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of FIRST REVISION RIVERSIDE, of record in Book 7185, Page 619, and amended in Book 7405, Page 780; Book 8104, Page 211; book 11063, Page 996; and Instrument No. 20040419-0044162, Register's Office for County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of MELISSA T. EDWARDS pursuant to a Power of Attorney executed by same on the 26TH day of JUNE, 2007, and being filed for record in Instrument No. 20070628-0077419 and being recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: 1708 GLENRIDGE DRIVE, NASHVILLE, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 26th day of June, 2007.

CHRISTOPHER J. EDWARDS

BY: Melissa T. Edwards
Christopher J. Edwards

MELISSA T. EDWARDS
BY: CHRISTOPHER J. EDWARDS,
ATTORNEY IN FACT

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 **CHRISTOPHER J. EDWARDS** and [redacted], the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of June, 2007.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

On this 26th day of June, 2007, before me personally appeared CHRISTOPHER J. EDWARDS, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of MELISSA T. EDWARDS, and acknowledged that he executed the same as the free act and deed of the said MELISSA T. EDWARDS.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of June, 2007.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF