# WARRANTY DEED

File Box 9B
First Title & Escrow
#26578

Davidson County DEEDWARR
Recvd: 07/18/07 12:44 2 pgs
Fees:13.00 Taxes:3811.00

20070718-0085479

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,030,000.00**

S. Holly Raulston McCathren
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **David Edwards**<br>**Ashley Edwards** | **Regions Bank d/b/a Regions Mortgage**<br>**Dept. 2520** | **144-7-14** |
| (NAME)<br>**1113 Lynnwood Blvd** | (NAME)<br>**P.O. Box 2153** | |
| (ADDRESS)<br>**Nashville, TN 37215** | (ADDRESS)<br>**Birmingham, AL 35287-2520** | |
| (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, **Randall R. McCathren and wife, S. Holly Raulston McCathren, as tenants in common without right of survivorship**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Edwards and wife, Ashley Edwards**, 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:

Land in Davidson County, Tennessee, being Lot No. 23 on the plan of Resubdivision of Lots 20, 23, 24 and Reserved Parcel, Section Three, Chickering Park, as of record in Plat Book 2663, pages 90 and 91 revised I Plat Book 3842, Page 194, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Randall R. McCathren and wife, S. Holly Raulston McCathren, by deed from John W. Hammon, Jr. and wife, Susan E. Hammon of record in Book 8379, Page 985, said Register's Office; being further conveyed to Randall R. McCatheren and wife, S. Holly Raulston McCathren as tenants in common* Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

*without right of survivorship by quitclaim deed of record in Book 10010, page 135, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **1130 Balbade Drive, Nashville, TN 37215**

(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.

Witness our hands this 12th day of July, 2007.

Randall R. McCathren

S. Holly Raulston McCathren

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 Randall R. McCathren and wife, S. Holly Raulston McCathren, as tenants in common without right of survivorship, the bargainors, 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 Nashville, Tennessee this 12TH DAY OF JULY, 2007.

Commission expires:

Notary Public




My Commission Expires JULY 21, 2007