File No. 270600619

WARRANTY DEED

DAVID PAUL ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES MARCH 21, 2011

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Jennifer A Hoffman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2007.

David Paul Anderson
Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2009.~~

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/03/07 11:46 2 pgs
Fees:13.00 Taxes:591.63

20070803-0092580

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly Edmonds	Sun Trust Mortgage, Inc.	Map 149-12-0B
(NAME)	(NAME)	Parcel 050.00 CO
1605 Overcreek Court	901 Semmes Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Richmond, VA 23224.	
(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, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Linda Seveland, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Beverly Edmonds, unmarried,** HEREINAFTER CALLED THE GRANTEE, HER 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. 50, on the Plan of Phase 2, Forest Cove, as shown by plat appearing of record in Plat Book 9700, Page 976 and 977, 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 Linda A. Seveland by Quitclaim Deed dated May 26, 2005 and filed of record in Instrument No. 20050603-0063367, said Register's Office. Being the same property conveyed to Linda A. Seveland and John J. Merrick, both unmarried as joint tenants with right of survivorship, by Quitclaim Deed dated September 26, 2001 and filed of record in Instrument No. 20011127-012-058, said Register's Office. Being the same property conveyed to Linda A. Seveland, an unmarried woman by Warranty Deed dated September 14, 2001 of record in Instrument No. 20010926-0104213, Register's Office for Davidson County, Tennessee.

This property is subject to: 2007 real property taxes and every year thereafter; Restrictions of record in Book 11149, page 641, and in Book 1131, page 436, said Register's Office; HOA charter filed of record in Book 11595, page 877, said Register's Office; Quitclaim Deed to HOA for Open Space filed of record in Instrument No. 20000407-0035204, said Register's Office; Right-of-way Easement to Colonial Pipeline Company, Inc. of record in book 4607, page 484, said Register's Office; Sewer Line Easement to Metro Government of Nashville of record in Book 7181, page 183, and in Book 7582, page 193 said Register's Office.; Transmission line easement to the USA of record in Book 7269, page 389, said Register's Office; Transmission Line Easement to Tennessee Power Company of record in Book 437, page 21, said Register's Office; Stormwater Easement to Metro Government of Nashville of record in Book 11540, page 798, said Register's Office; Right-of-way Easement to Columbia Gulf Transmission of record in Book 2244, page 13, and in Book 3463, page 126, said Register's Office; Subject to any and all matters on plan of record filed in Plat Book 9700, page 976 and page 977; all in the Register's Office for Davidson County, Tennessee.

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 1605 Overcreek Court, Nashville, TN 37217
(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, her heirs and assigns forever; and I do covenant with the said GRANTEE 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 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, her 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 27th day of July, 2007.

Linda Seveland

STATE OF TENNESSEE

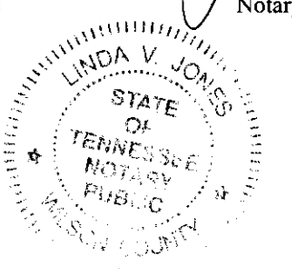
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Linda Seveland, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of July, 2007.

Commission expires: June 22, 2009

Linda V Jones Notary Public



(seal)

File Number: 270600619

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122