WARRANTY DEED

File Number: 70393

Davidson County DEEDWARR
Recvd: 09/20/07 11:34 3 pgs
Fees:18.00 Taxes:310.80
20070920-0112611

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Florence Hing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2007.

Angela Harrell
Notary Public

MY COMMISSION EXPIRES: 4/28/09
(AFFIX SEAL)

ANGELA HARRELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle Francis (NAME)	Fidelity Home Mortgage Corp. (NAME)	
712 Flint Ridge Dr. (ADDRESS)	1012 North Point Road (ADDRESS)	04915012200
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Baltimore, MD 21224 (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, Ralph A. Edwards and Velma E. Edwards, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michelle Francis, 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:

Being Lot No. 62-B, Zone Lot Division of Lo No. 62, Phase II, Deer Meadows, of record in Book 6250, page 280 and Book 6250, page 801, Register's Office for Davidson county, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ralph A. Edwards, a/k/a Rusty Edwards and wife, Velma E. Edwards by deed from Genell McMath Jordan on January 13, 2005, of record in Instrument No. 20050120-0007050 Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 712 Flint Ridge Dr., Whites Creek, TN 37189
(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 14th day of September, 2007.

Ralph A. Edwards
Ralph A. Edwards

Velma E. Edwards by
Velma E. Edwards
Ralph A. Edwards att 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 Ralph A. Edwards, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Ralph A. Edwards executed the within instrument on behalf of Velma E. Edwards as Attorney in Fact as the free act and deed of the within named Velma E. Edwards.

Witness my hand and official seal at Nashville, Tennessee this 14th day of September, 2007.

Commission expires: 4/28/09



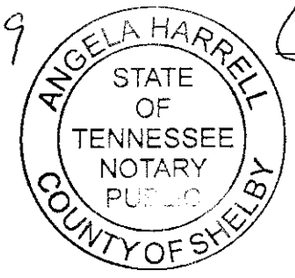
Notary Public

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 Ralph A. Edwards, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Ralph A. Edwards executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this 14th day of September, 2007.

Commission Expires: 4/28/09



Notary Public

PINNACLE

TITLE & ESCROW, LLC

2109 Buena Vista Pike Nashville, TN 37218
Office (615) 256-3353 ~ Fax (615) 256-3331

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Gray, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: July 24, 2010

ELIZABETH A GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010