Davidson County DEEDWARR
Recvd: 12/03/07 12:12 2 pgs
Fees:13.00 Taxes:2664.00
20071203-0139760

This Instrument Prepared By:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
2070491

Send Tax Bills To:

SAME/NEW OWNER

New Owner is:
Suzanne Knight Edwards
4007 Estes Road
Nashville, TN 37215

MAP: 116-16-061.00

PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Ross Daniel Edwards and Suzanne Knight Edwards**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Suzanne Knight Edwards, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **4007 Estes Road, Nashville, TN 37215**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the map of Evergreen Heights, as of record in Book 1130, page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 100 feet on the westerly side of Estes Avenue and runs back between parallel lines, 300 feet to a dead line.

Mortgage Loan Inspection by John Kohl & Company, P.C., dated July 8, 1998 discloses that shed encroaches onto the adjoining lot and that the neighbor's block pits encroach onto said lot.

Being the same property conveyed to Ross Daniel Edwards and spouse, Suzanne Knight Edwards from John W. Barclay and spouse, Wendy H. Barclay by Warranty Deed dated July 8, 1998 and recorded July 10, 1998 in Book 11015, page 625, Register's Office for Davidson County.

This conveyance is subject to Easements of record in Book 3958, page 8 and Plat Book 1130, page 19; and all matters of record on plat in Plat Book 1130, page 19, Register's Office for Davidson County.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 26th day of November, 2007.

GRANTOR(S):

ROSS DANIEL EDWARDS

SUZANNE KNIGHT EDWARDS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Ross Daniel Edwards and Suzanne Knight Edwards**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 26th day of November, 2007.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

NOTARY PUBLIC
My Commission Expires: 10-14-2009

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$720,000.00**.

AFFIANT

SWORN TO and subscribed before me this 26th day of November, 2007.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

NOTARY PUBLIC
My commission expires: 10-14-2009