File No. 280300414

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/15/08 10:27 2 pgs
Fees:13.00 Taxes:613.28
20080415-0037988

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,750.00

Brian Ridgway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2008.

Katherine Lee
Notary Public

MY COMMISSION EXPIRES: ~~February 28, 2012~~ 9/20/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
885 Conference Drive, Suite 200
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Mercer	Volunteer Trust Mortgage Corporation	064-15-0A-053.00CO
(NAME)	(NAME)	
785 Sweetwater Circle	301 S. Perimeter Park Drive Ste. 125	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37211	
(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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Manuel D. Edwards and Wife, Peggy P. Edwards

, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Justin Mercer and Wife, Danielle Mercer,

hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Sumner** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Section Two, Plantation Walk, of record in Book 7900, Page 858, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Manuel Delk Edwards, Jr. a/k/a Manuel D. Edwards by Quitclaim Deed dated August 21, 2002 from Nannie Bell Edwards a/k/a Bell Rye Edwards of record in Instrument No. 20020822-0101827, Register's Office for said County.

Also Being the same property conveyed to Manuel D. Edwards and wife, Bell Rye Edwards by Deed dated January 26, 1996 from Phillips Builders, Inc. of record in Deed Book 9937, page 39, Register's Office for said County.

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 785 Sweetwater Circle, Old Hickory, TN 37138
(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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hands this 14th day of April, 2008.

Manuel D. Edwards

Peggy P. Edwards

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Manuel D. Edwards and Wife, Peggy P. Edwards, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of April, 2008.

Commission expires: February 28, 2012

Rebecca Campbell Notary Public

REBECCA CAMPBELL NOTARY PUBLIC A LAR-SF SUMNER COUNTY, TENN MY COMMISSION EXP.

File Number: 280300414

RETURN TO:

Cumberland Title

885 Conference Drive, Suite 200

Goodlettsville, TN 37072