08-03-025

File No. 280301100

WARRANTY DEED

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$106,000.00~~ $102,820.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: ~~August 9, 2010~~. 1/3/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

Davidson County DEEDWARR
Recvd: 05/15/08 11:43 2 pgs
Fees:13.00 Taxes:380.43
20080515-0050005

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ada Camille Phelps	Realty Mortgage Corporation	P/O 04309015900 & 378.00
(NAME) 304 Cumberland Ave	(NAME) 109 N. Maple St. Ste. B	
(ADDRESS) Madison, TN 37115	(ADDRESS) Murfreesboro, TN 37130	
(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, **Wendy E. Edwards, a single woman**, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Ada Camille Phelps, ~~a single~~ an unmarried woman**, 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 the easterly half of Lot No. 35 of Block C, on the map of Woodlawn Estates, of record in Book 843, Page 82, Register's Office of Davidson County, Tennessee. Said part of lot 35 fronts 50.5 feet on the southerly side of Cumberland Avenue and runs back between parallel lines 165 feet to a dead line and the westerly 41 feet of Lot 34 of Block "C" on the map of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee. Said part of Lot 34 fronts 41 feet on the southerly side of Cumberland Avenue and runs back between parallel lines 165 feet to dead line.

Being the same property conveyed to Wendy E. Edwards, a single person by Warranty Deed dated March 30, 1999 of record in Record Book 11416, Page 290, 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 304 Cumberland Avenue, Madison, TN 37115
(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 we 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 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, 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 hand this 9th day of May, 2008.

Wendy E. Edwards

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Wendy E. Edwards the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 9th day of May, 2008.

Commission expires: August 9, 2010

S. Ranee Polis Notary Public

S. RANEE POLIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

S. RANEE POLIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF

File Number: 280301100

RETURN TO:

Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

I, the undersigned, 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.

KRIS MORSS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, KRIS MORSS, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/3/11

Notary Public

DEBORAH MORSS KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON