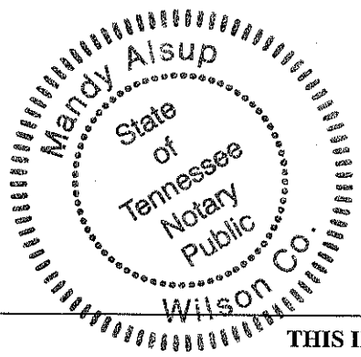
File No. 280800694

WARRANTY DEED



STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 3/14/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 09/04/08 09:30 3 pgs
Fees:18.00 Taxes:943.50
20080904-0090617

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tammy D. Edwards	Franklin American Mortgage Company	064-08-0A-028.00CO
(NAME) 1308 Autumn Springs Lane	(NAME) 501 Corporate Centre Drive, Ste 400	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Franklin, TN 37067	
(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, WE, Tammy Jo Duncan and Brad Duncan, Wife and Husband, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Tammy D. Edwards and Mark E. Edwards, Wife and Husband, hereinafter called the grantee(s), THEIR 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 Lot No. 28, Section One, Merritt Downs, as shown on Plat of record in Instrument No. 200105230053201, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tammy Jo Sulcer, Unmarried by Deed dated 4/11/2003 from Jeffery Currin Sulcer and Tammy Jo Sulcer, both Unmarried of record in Instrument No. 200304110058568, Register's Office for said County. The said Tammy Jo Sulcer having since married and now known as Tammy Jo Duncan.

Subject to all matters as set forth on the plat of record in Instrument No. 200105230053201, Register's Office of said County.

Utility Easement as shown of record in Deed Book 4910 , Page 838, Register's Office for said County.

Drainage Easement as shown of record in Deed Book 8632, Page 146, Register's Office for said County.

Sewer Easement as shown of record in Instrument No. 200012080121300, Register's Office for said County.

Storm Water Easement as shown of record in Instrument No. 200101190006024, Register's Office for said County.

Restrictive Covenants of record in Instrument No. 200106040057881, Register's Office of said County.

By-Laws as shown of record in Instrument No. 200106080060786, Register's Office for said County.

Restrictive Covenants of record in Instrument No. 200107020069867 Register's Office of said County.

QCD to HOA for open space of record in Instrument No. 200206190074316, Register's Office for said County.

Brad Duncan joins in this conveyance to convey any and all rights he may have in this property.

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 1308 Autumn Springs Lane, 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 26th day of August, 2008.

Tammy Jo Duncan

Brad Duncan

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Tammy Jo Duncan and Brad Duncan 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 she executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of August, 2008.

Commission expires: 11-28-09

Notary Public

File Number: 280800694

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, 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.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Tammy Duncan, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 1/23/2011

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

280100842