File No. 280900968

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 10/10/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/27/08 13:19 2 pgs
Fees:13.00 Taxes:617.90
20081027-0107105

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin P. Stewart	New Owner	**084-01-0-052.00**
(NAME)	(NAME)	
2602 Colbert Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, James Allen Edwards, a single person**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Benjamin P. Stewart and Elizabeth Stewart, husband and wife**, 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. 7 on the map of Rosebank Court, of record in Plat Book 3106, page 72, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James Allen Edwards, a single person by Warranty Deed dated February 18, 2005 from Helen J. Marrison, unmarried, of record in Instrument No. 20050224-0020103, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for the year 2009 and subsequent years, a lien, not yet due and payable.

Subject to all matters as set forth on the plat of record in Plat Book 3106, Page 72, Register's Office of 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 **2602 Colbert Drive, Nashville, TN 37206**
(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 23rd day of October, 2008.

James Allen Edwards, By: Renee Spicer,
Attorney-In-Fact
by Renee Spicer Atty In Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Renee Spicer**, with whom I am personally acquainted, and who proved herself to be the attorney in fact of **James Allen Edwards** and who being authorized to do so acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 23rd day of October, 2008.

Commission expires: 10/10/09

Notary Public

File Number: 280900968

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064