Return to:

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

**Prepared by:**
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 09020030

Richard H. Chmielewski, Jr.

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE }
COUNTY OF Williamson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Heather R. Broner
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20 DAY OF March, 2009.

NOTARY PUBLIC

My Commission expires: _____

| Address of New Owner | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Charles J. Edwards and<br>Emily A. Edwards,<br>6506 Thunderbird Drive<br>Nashville, TN 37209 | Synovus Mortgage Corp.<br>2204 Lakeshore Drive,<br>Ste 325<br>Birmingham, AL 35209 | 102-04-0-013.02 |

# Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, **Richard H. Chmielewski, Jr.**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do transfer and convey unto **Charles J. Edwards and Emily A. Edwards, Husband and Wife,** hereinafter called the **Grantees**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 1313 on the plan of Charlotte Park, Section 18, of record in Book 3600, Pages 51 and 52, Register's Office for said County, to which plan reference is made for a more complete and accurate legal description.

BEING the same property conveyed to Richard H. Chmielewski, Jr. by deed from Brian Wesley and wife Gabrielle Wesley, dated 09/26/2001 and recorded at Instrument Number 20011002-0106300, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Richard H. Chmielewski. Jr. and Anastasia R. Wilkerson by quitclaim deed from Richard H. Chmielewski, Jr. dated 12/27/2001 and recorded at Instrument Number 20020111-0004342 Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Richard H. Chmielewski, Jr. by quitclaim deed from Anastasia R. Wilkerson, dated 06/07/2004 and recorded at Instrument Number 20040618-0072273 Davidson County, Tennessee.

This is improved property generally located:
6506 Thunderbird Drive, Nashville, TN 37209

BILL GARRETT, Davidson County
Trans:T20090020043 DEEDWARR
Recvd: 03/26/09 13:50 2 pgs
Fees:13.00 Taxes:518.00

20090326-0027371

**SUBJECT TO THE FOLLOWING:**

1. 2009 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the plan of Charlotte Park, Section 18, of record in Book 3600, Pages 51 and 52, Register's Office for said County, to which reference is made for a more complete description.

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. I do covenant with said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the Grantees, 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.

IN WITNESS WHEREOF, **Richard H. Chmielewski, Jr.**, has caused this instrument to be executed, this the 20 day of March, 2009.

**Richard H. Chmielewski, Jr.**

STATE OF Michigan
COUNTY OF Kent

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Richard H. Chmielewski, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the within instrument for the purposes therein contained.

This the 20th day of March, 2009.

My commission Expires: 8-11-2013

Michelle Dana Geesin
NOTARY PUBLIC

MICHELLE DANA GEESIN
NOTARY PUBLIC – STATE OF MICHIGAN
COUNTY OF KENT
MY COMMISSION EXPIRES 08/11/2013
Acting in the County of Kent