File No. 291200476

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100005568 DEEDWARR
Recvd: 01/28/10 12:58 2 pgs
Fees:13.00 Taxes:1069.30
20100128-0007191

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3-9-13

Box 44

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Ryan Edwards	Pinnacle National Bank	13001001500
(NAME) 104 Keyway Drive	Ste 300 (NAME) 211 Commerce Street	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37201	
(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, **Donald L. Erwin and Laura E. Stubblefield Erwin**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher Ryan Edwards and wife, Caroline Rainey Edwards** , 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. 59 and the southeasterly part of Lot No. 60 on the Plan of West Meade Farms, Section III, as of record in Plat Book 1835, Page 4, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Being at a point in the northeast margin of Kenway Drive at a point 3.6 feet northwest of the common corner of Lots Nos. 59 and 60; thence North 33 deg. 55 min. East 149.6 feet to a point in the line between Lots Nos. 57 and 60, said point being 5 feet northwest of the common rear corner of Lots Nos. 59 and 60; thence South 55 deg. 26 min. East along the line between Lots Nos. 57, 60, 58, and 59, 104.8 feet to a point in the northwesterly margin of Harding Road; thence along the margin of said Road, in the southwesterly direction 29.6 feet to a concrete monument, and continuing on the said road, in the same direction 95.3 feet to an iron pin at the beginning of a curve; thence around said curve in a westerly direction 38.9 feet to a concrete monument in the northeasterly margin of Kenway Drive; thence with said Drive, in a northwesterly direction 77.6 feet to the beginning.

Being the same property conveyed to DONALD L. ERWIN, UNMARRIED AND LAURA E. STUBBLEFIELD, UNMARRIED n/k/a LAURA E. STUBBLEFIELD ERWIN, by deed from SIRVA RELOCATION CREDIT, LLC, A LIMITED LIABILITY COMPANY of record in Instrument No. 20080306-0022460 on 02/29/2008 and filed for record Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to all matters as set forth per Book 1835, Page 4, said Register's Office.

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 104 Keyway Drive, Nashville, TN 37205
(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 27th day of January, 2010.

Donald L. Erwin

Laura E. Stubblefield Erwin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Donald L. Erwin and Laura E. Stubblefield Erwin 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 27th day of January, 2010.

Commission expires: July 16, 2011

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

Notary Public

File Number: 291200476

RETURN TO:
Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027