THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
**W. AARON FORTNER, ATTORNEY AT LAW**
c/o 10 Cadillac Drive, Ste. 150
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100022003 DEEDWARR
Recvd: 04/14/10 08:28 1 pgs
Fees:13.00 Taxes:765.90
20100414-0027987

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Lynne Wilder<br>1305 Maplesong Court<br>Nashville, Tennessee 37211 | Same | 172-3-A-5 |

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **CAREY J. EDWARDS AND MARY MARTHA EDWARDS**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **LYNNE WILDER**, hereinafter called the Grantee, her heirs and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, TN, Being Lot No. 5, on the Plan of The Woodlands, Phase 1, Section 1, of record in Plat Book 6900, page 499, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Carey J. Edwards, unmarried, by Warranty Deed from Dessa Annette Taylor Boone, of record in Instrument No. 200503240032079, dated 3/22/2005, Register's Office for Davidson County, Tennessee. Mary Martha Edwards joins in this instrument to convey any interest she may have by way of marriage to Carey J. Edwards.

This is improved property known as **1305 Maplesong Court, Nashville, Tennessee 37211 .**

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, forever. GRANTOR covenants with 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **12th** day of **April, 2010**:

Carey Edwards
**Carey J. Edwards**

Mary Martha Edwards
**Mary Martha Edwards**

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 **CAREY J. EDWARDS AND MARY MARTHA EDWARDS**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 12th day of April, 2010:

Notary Public

My Commission Expires: 6/24/2010

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $207,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th DAY OF APRIL, 2010:

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012