RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 19950
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans:T20110010240 DEEDWARR
Recvd: 02/18/11 09:32 2 pgs
Fees:13.00 Taxes:2886.00
20110218-0013831

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 2011.

NOTARY PUBLIC

My Commission expires:

BETH BROCK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

THIS INSTRUMENT PREPARED BY:
MOUNTAIN LAW GROUP, LLC
1616 WESTGATE CIRCLE, BRENTWOOD TN 37027
Telephone: 615.844.6161 Facsimile: 888.422.5090

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
John Michael Gould 3904 Hobbs Road Nashville, TN 37215	Same	116-16-0-023

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, we,

Janis M. Edwards, unmarried

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto

John Michael Gould, married

hereinafter called the **GRANTEES**, their successors, heirs and assigns, all of **GRANTORS'** right, title and interest in and to a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly half of Lot(s) 15, as shown on the map entitled Part One, Evergreen Heights, of record as Plat Book 1130, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said westerly one-half of said Lot No. 15 fronts 50 feet on the northerly margin of Hobbs Road and extends back between parallel lines 250 feet to a dead line in the rear.

Being the same property conveyed to JANIS M. EDWARDS, by deed from GARRY W. TALLENT and wife, TAMMY O. TALLENT, of record as Instrument No. 20061129-0147046, dated November 21, 2006 said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities and other matters of record.

County and/or City taxes for the year 2011, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 3904 Hobbs Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with all the appurtenances, estate, title, hereditaments and interest thereto belonging to the said **GRANTEES**, their heirs, successors and assigns in fee simple forever.

GRANTORS covenant with said **GRANTEES** that **GRANTORS** are lawfully seized and possessed of said land in fee simple, have full power and lawful authority to sell and convey the same, and that the same is free, clear and unencumbered, unless otherwise set out herein. **GRANTORS** do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **GRANTEES**, 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.

IN WITNESS WHEREOF, **GRANTORS** have caused this instrument to be executed on this 16 day of FEB, 2011.

"GRANTORS"

MICHAEL A. DOEDEN
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2015

Janis M. Edwards

ACKNOWLEDGMENT: All acknowledgments shall be under the seal of office of the officer taking same.

STATE OF ~~TENNESSEE~~ Minnesota)
COUNTY OF Hennepin)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Janis M. Edwards, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person/s executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of February, 2011.

My commission expires: 1-31-15
{Seal}

Notary Public