BILL GARRETT, Davidson County
Trans:T20110011750 DEEDWARR
Recvd: 02/25/11 14:06 2 pgs
Fees:13.00 Taxes:564.25
20110225-0015675

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Affiant

Subscribed and sworn to before me, this 10TH DAY OF FEBRUARY, 2011.

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Affordable Title and Escrow, LLC
109 Kenner Avenue, Suite 201
Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jeffrey S. Edmonds and Lourdes E. Cuellar | New Owner (NAME) | 097-07-92.00 |
| 5204 Tennessee Ave (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Doug White, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeffrey S. Edmonds and Lourdes E. Cuellar, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE CITY OF NASHVILLE, IN DAVIDSON COUNTY, TENNESSEE, TO-WIT:

THE WEST 23 FEET OF LOT NUMBER 1107, AND THE EAST 14 FEET OF LOT NUMBER 1109, BLOCK 9, PLAN NUMBER 2, WEST NASHVILLE, OF RECORD IN BOOK 57, PAGE 172, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF LOTS NUMBER 1107 AND 1109 FRONT TOGETHER 37 FEET ON THE NORTHERLY SIDE OF TENNESSEE AVENUE AND RUN BACK BETWEEN PARALLEL LINE 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY SPECIAL WARRANTY DEED FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION TO DOUG WHITE AS RECORDED ON THE 29TH DAY OF OCTOBER, 2010 IN INSTRUMENT NO. 20101029-0086794; TRUSTEE'S DEED FROM SHELLIE WALLACE AS SUCCESSOR TRUSTEE AND DEANNA DORROUGH AS CO-TRUSTEE TO FEDERAL NATIONAL MORTGAGE ASSOCIATION AS RECORDED ON THE 2ND DAY OF JUNE, 2010 IN INSTRUMENT NO. 20100602-0042195; QUITCLAIM DEED FROM DONNA GORLIER TO DONNA GORLIER AND MARK GORLIER AS RECORDED ON THE 4TH DY OF DECEMBER, 1997 IN BOOK 10708, PAGE 190; QUITCLAIM DEED FROM MARK GORLIER TO DONNA GORLIER AS RECORDED ON THE 30TH DAY OF MARCH, 1994 IN BOOK 9294, PAGE 123, AND WARRANTY DEED FROM RANDALL L. MILLER AND WIFE, CATHERINE B. MILLER TO MARK GORLIER AND WIFE, DONNA GORLIER AS RECORDED ON THE 13TH DAY OF AUGUST, 1993 IN BOOK 9046, PAGE 783, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5204 Tennessee Ave, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

## WARRANTY DEED
(Continued)

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; and we do covenant with the said GRANTEES 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 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.

Witness my/our hand(s) this 10th day of February, 2011.

Doug White

STATE OF Tennessee

COUNTY OF Davidson

I, Ryan Hunter Alsup, a Notary Public of the County and State first above written, do hereby certify that Doug White, personally appeared before me this 10th day of Feb, 2011, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10th day of February, 2011.

Notary Public

My Commission Expires:

(SEAL) My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Affordable Title and Escrow, LLC
109 Kenner Avenue, Suite 201
Nashville, TN 37203