WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110014772 DEEDWARR
Recvd: 03/11/11 13:45 2 pgs
Fees:13.00 Taxes:270.10
20110311-0019571

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,000.00

M.U. Brandon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2011

Notary Public

MY COMMISSION EXPIRES: 1-26-15
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Betty Jo Edwards	Old Hickory Credit Union	Parcel ID:
735 Lake Terrace	1000 Industrial Road	15002014400
Nashville, TN 37217	Old Hickory, TN 37138	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Darlene S. Riddle, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Betty Jo Edwards

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 22A, on the Plan of Harbor Gate Subdivision, Section I, of record in Book 6250, Page 344, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description

BEING the same property conveyed to Darlene S. Riddle, unmarried by deed from Sue H. Holder, unmarried, of record in Book 9179, Page 422, dated December 7, 1993, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6221, Page 253 and Book 6486, Page 436, as amended in Book 6501, Page 550, Register's Office for said County.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6250, Page 344, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 735 Lake Terrace, Nashville, TN 37217

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 hand this 9th day of March, 2011.

Darlene S. Riddle

Darlene S. Riddle

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darlene S. Riddle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of March, 2011.

My Commission Expires: 11/7/12

Notary Public

