BILL GARRETT, Davidson County
Trans:T20110039637 DEEDWARR
Recvd: 07/01/11 12:13 2 pgs
Fees:13.00 Taxes:651.20

20110701-0050613

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$176,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of June, 2011.

Notary Public

My commission expires: 11.7.2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Thomas L. McLaughlin	**Bank of America, N.A.**	**149150A08600 CO**
2613 Welshcrest Drive	4951 Savarese Circle, FL1-907-01-06	
Antioch, TN 37013	Tampa, FL 33634-3300	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Claudia Warner Edwards, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas L. McLaughlin and Rona C. McLaughlin, husband and wife

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:

LAND in Davidson County, Tennessee, being Lot No. 116 on the plan of Section Three, Cambridge Forest, of record in Plat Book 11700, Page 44, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Claudia Warner Edwards, a single woman by deed from Lauren E. Nichol Duty, a widow, of record in Instrument No. 200805813-0049143,Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2011 and subsequent years, easements, and restrictions of record.

CLAUDIA EDWARDS AND CLAUDIA WARNER EDWARDS ARE ONE AND THE SAME PERSON.

This is improved (__X__) Unimproved (____) property, known as **2613 Welshcrest Drive, Antioch, TN 37013**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 27th day of June, 2011.

Claudia Warner Edwards, by Doug Tommie, her attorney in fact.

Claudia Warner Edwards
By: Doug Tommie, her Attorney in Fact

POWER OF ATTORNEY
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned Notary Public of said County and State, personally appeared **Doug Tommie,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath did acknowledge to be the Attorney-in-fact for **Claudia Warner Edwards, unmarried** the within bargainor(s), and that as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Claudia Warner Edwards**, the within named bargainor(s) by the said **Doug Tommie** as such Attorney-in-Fact.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 27th day of June, 2011.

Notary Public

My commission expires 11-7-2011

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY