BILL GARRETT, Davidson County
Trans:T20110058124 DEEDWARR
Recvd: 09/19/11 15:01 2 pgs
Fees:13.00 Taxes:462.50
20110919-0072558

WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and Sworn to before me, this 16th day of September, 2011.

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 1-7-13

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Carlton Edwards [redacted] 36307 Wildwood Dr Lake Villa IL 60046	SAME	11802000801

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 considerations, the receipt of which is hereby acknowledged, I, **William H. Taylor, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Carlton Edwards**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the westerly parts of Lot Nos. 1 and 2 on the Map of Bransford Realty Co.'s Montrose Park Subdivision, as of record in Book 547, page 25, Register's Office for Davidson County, Tennessee.

Said parts of said Lot Nos. 1 and 2 front 82 feet on the northerly margin of Kirkman Avenue and run back between lines measuring 95 feet, more or less, on the westerly line along the easterly margin of an alley, and 114 feet more or less on the easterly line, to a dead line in the rear measuring 73 feet more or less thereon.

Being the same property conveyed to William H. Taylor by deed from John W. Adkins and wife, Cecelia N. Adkins of record in Book 5653, page 742, Register's Office for Davidson County, Tennessee.

Taxes for the year 2011 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 547, Page 25, said Register's Office.

This is (x) improved ( ) unimproved property known as 2609 West Kirkwood Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 16th day of September, 2011.

William H. Taylor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **William H. Taylor** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 16th day of September, 2011.

Notary Public

My Commission Expires: 1-7-13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY