BILL GARRETT, Davidson County
Trans:T20120013092 DEEDWARR
Recvd: 02/22/12 14:41 2 pgs
Fees:13.00 Taxes:1165.50
20120222-0015489

Warranty Deed

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Cari Tiesi
Affiant

Subscribed and sworn to before me, this the 17th day of February, 2012.

Notary Public

My commission expires: 01/07/2013

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
David Matthew Eddmenson Carrie Eddmenson	Kirkston Mortgage Lending	Map: 083-13
1601 Shelby Ave.	501 Cross Pointe Blvd	Parcel: 492
Nashville, TN 37206	Evansville, IN 47715	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JASON D. TUCKER AND KELLY D. TUCKER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID MATTHEW EDDMENSON AND CARRIE EDDMENSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 115 on the Plan of Edgefield Land Company's First Subdivision, of record in Plat Book 57, page 130, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jason D. Tucker and Kelly D. Tucker, husband and wife by deed from Lester B. Heatherly of record in Instrument 201005210039385, Register's Office for Davidson County, Tennessee, dated May 17, 2010. And being the same property conveyed to Lester B. Heatherly and wife Helen A. Heatherly by deed from Armina H. Silveman, unmarried of record in Book 5470, page 562, Register's Office for Davidson County, Tennessee, dated July 23, 1979.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1601 Shelby Ave., Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of February, 2012.

Jason D. Tucker by Kelly D. Tucker his attorney in fact
Jason D. Tucker
By Kelly D. Tucker, his attorney in fact

Kelly D. Tucker
Kelly D. Tucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kelly D. Tucker, individually and as attorney in fact for Jason D. Tucker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of February, 2012.

S. T. M.
Notary Public

