BILL GARRETT, Davidson County
Trans:T20120032226 DEEDWARR
Recvd: 05/02/12 14:21 2 pgs
Fees:13.00 Taxes:610.50
20120502-0037746

WARRANTY DEED

DIANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-VRES-12-332

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Matthew W. Edwards
Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2012.

Diana Delworth
Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew W. Edwards	Wells Fargo Bank, N.A. it's successor and/or assig	
332 Cross Timbers Drive (ADDRESS)	1100 Corporate Center Drive (NAME) (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Raleigh, NC 27607 (CITY) (STATE) (ZIP)	128-14-86.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICHARD SUMNER AND MISTY MILLER, BOTH UNMARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATTHEW W. EDWARDS AND MEAGHAN P. EDWARDS, HUSBAND AND WIFE , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 164, PLAN OF SECTION TWO, HARPETH PARK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3700, PAGE 58 AND CORRECTED IN BOOK 4226, PAGE 614, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RICHARD SUMNER AND WIFE, MISTY SUMNER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM FRANK A. HUNT AND WIFE, MARY HUNT, RECORDED ON THE 1ST DAY OF NOVEMBER, 2005 IN INSTRUMENT NO. 20051101-0132169, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID MISTY SUMNER IS NOW KNOWN AS MISTY MILLER.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 3700, PAGE 58 CORRECTED IN BOOK 4226, PAGE 614; RETRICTIONS OF RECORD IN BOOK 3990, PAGE 68 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 332 Cross Timbers Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of April, 2012.

Richard Sumner

Misty Miller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Sumner and Misty Miller, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2012.

Notary Public

My Commission Expires: 5-20-

(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903