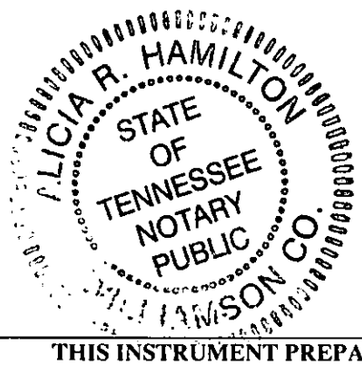
Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(2)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $135,000.00.

Affiant

Subscribed and sworn to before me this 30th day of August 2012

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Matthew T. Carter	New Owner	119-14-0-138.00
3004 Dobbs Avenue		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Richard W. Edmondson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Matthew T. Carter**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1 on the plan of Resubdivision of Lot No. 4 Block "C" Woodbine Courts and Lot No. 57 Tuggle Heights, as of record in Book 9700, page 624 , amending Plat Book 1130, page 39, Register's Office for Davidson County, Tennessee.
Being part of the same property conveyed to William E. Edmondson and wife, Mattie Ann B. Edmondson, by deed from Virgil Higgins, Rose Kathleen Tenpenny and Willie Mae Elkins, on August 17, 1965, of record in Book 3925, page 115, Register's Office for Davidson County, Tennessee. The said Mattie Ann B. Edmondson having died leaving property to William E. Edmondson by right of survivorship. The said William E. Edmondson having died testate on January 15, 2010. Last Will and Testament was admitted to Probate on February 2, 2012 at Cause No. 10P209, Probate Court of Davidson County, Tennessee. Property further conveyed to Richard W. Edmondson as devisee under the Last Will and Testament of William E. Edmondson of record in Instrument Number 20120911-0082284, said Register's Office.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 9700, page 624, Register's Office Davidson County, Tennessee.

This is improved property known as: **3004 Dobbs Avenue, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 30, 2012.

Richard W. Edmondson
Richard W. Edmondson

BILL GARRETT, Davidson County
Trans:T20120068041 DEEDWARR
Recvd: 09/11/12 10:54 2 pgs
Fees:13.00 Taxes:499.50

20120911-0082285

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Richard W. Edmondson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 30, 2012

My commission expires 7/6/15

Notary Public

