BILL GARRETT, Davidson County
Trans:T20120071191 DEEDWARR
Recvd: 09/21/12 09:08 2 pgs
Fees:13.00 Taxes:1441.15

20120921-0085847

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $389,500.00

Affiant

KATHLEEN A. TOMLINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY COMM. EXP. 12/27/15

Subscribed and sworn to before me, this 19th day of September, 2012.

Notary Public
My commission expires: 12-27-15

06-1208-74798

Address of New Owner:	Send Tax Bills to:	Tax Information
Darold E. Edwards 1229 Lilac Drive Hermitage TN 37076	NEW OWNERS	075-12-0-E-033.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Steven R. Lanzen, Individually and as Trustee under Declaration of Trust uad December 4, 2002 and wife, Janice S. Lanzen, Individually and as Trustee under Declaration of Trust uad December 4, 2002, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Darold E. Edwards and wife, Cathy A. Edwards, hereinafter called the Grantees, their successors 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. 12, on the Plan of First Revision, Final Plat, Blossom Trace, of record in Instrument No. 20010920-0101745, as corrected by Surveyor's Certificate of Correction of record in Instrumennt No. 20011025-0116872, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven R. Lanzen and Janice S. Lanzen, husband and wife by Special Warranty Deed from Federal National Mortgage Association, dated January 25, 2010, recorded February 4, 2010, of record in Instrument No. 20100204-0008988, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Steven R. and Janice S. Lanzen, as Trustee(s) under Declaration of Trust, Dated December 4, 2002 by Steven R. and Janice S. Lanzen, as Settlors by Quitclaim Deed from Steven R. Lanzen and wife, Janice S. Lanzen, dated February 2, 2010, recorded February 10, 2010, of record in Instrument No. 20100210-0010399, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Steven R. Lanzen and wife, Janice S. Lanzen by Quitclaim Deed from Steven R. Lanzen and Janice S. Lanzen, as Trustee(s) under Declaration of Trust, Dated December 4, 2002, by Steven R. and Janice S. Lanzen, as Settlors, dated March 24, 2010, recorded March 25, 2010, of record in Instrument No. 20100325-0022201, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Steven R. and Janice S. Lanzen, as Trustees under Declaration of Trust Dated December 4, 2002 by Steven R. and Janice S. Lanzen, as Settlors by Quitclaim Deed from Steven R. Lanzen and wife, Janice S. Lanzen, dated April 13, 2010, recorded April 15, 2010, of record in Instrument No. 20100415-0028448, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1229 Lilac Drive, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 19th day of September, 2012.

INDIVIDUALLY AND AS TRUSTEE
Steven R. Lanzen, Individually and as Trustee under Declaration of Trust
uad December 4, 2002

Janice S. Lanzen, Individually and as Trustee
Janice S. Lanzen, Individually and as Trustee under Declaration of Trust
uad December 4, 2002

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said country and state, the within named Steven R. Lanzen and Janice S. Lanzen, both individually and as Trustees of under the Declaration of Trust uad December 4, 2002, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in said capacities and for the purposes therein contained.

WITNESS my hand and official seal at Mt. Juliet, Tennessee, this 19 day of September, 2012.

Notary Public

My Commission Expires: 1/17/12

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15