This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P12-0652-D

BILL GARRETT, Davidson County
Trans:T20120090386 DEEDWARR
Recvd: 11/28/12 08:32 2 pgs
Fees:13.00 Taxes:273.80
20121128-0108949

WARRANTY DEED

Address of New Owners:
Mrs. Myron Annette Poirrier
5660 Eaton's Creek Road
Joelton, TN 37080

Send Tax Bills To:
New Owners

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,
Thomas Edwards and Sue Mundy

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Myron Annette Poirrier, married

hereinafter called the Grantees, 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 No. 1 on the plan of the Resubdivision of Lot 1, Denny Subdivision, of record in Book 5190, Page 585, in the Register's Office for said County.

Said Lot No. 1 fronts 198.0 feet on the westerly margin of Old Hickory Boulevard and extends back 476.0 feet on the southerly line and 541.66 feet on the northerly line to a dead line in the rear, measuring 200.34 feet thereon.

Being the same property conveyed to Jesse T. Edwards and wife, Lanie L. Edwards by deed from William P. Walker, Jr. and wife, Sandra F. Walker (also known as William P. Walker, William Porter Walker, Jr. and William Porter Walker), dated November 5, 1991 and of record in Book 8480, Page 631, in the Register's Office of Davidson County, Tennessee. Also being the same property to which title vested in Jesse T. Edwards upon the death of his wife, Lanie L. Edwards, by reason of tenancy by entirety. Also being the same property conveyed to Thomas H. Edwards and Sue Mundy by Quitclaim deed from Jesse T. Edwards, dated August 27, 2012 and of record in Instrument No. 20120904-0079432, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Old Hickory Boulevard.

Subject to all matters shown on a plat of record in Plat Book 5190, Page 585, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 6345 Old Hickory Boulevard, Whites Creek, TN 37189

THIS CONVEYANCE IS SUBJECT TO: 2012 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 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 our hand(s) this the 26th day of November, 2012.

Thomas Edwards

Sue Mundy

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Edwards and Sue Mundy, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day of November, 2012.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2014

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $74,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of November, 2012.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2014

My Commission Expires:_____

Map: 39
Parcel: 2.00