WARRANTY DEED



State of Tennessee)
County of Davidson)

12-12-007

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Jill Miller Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th day of December, 2012

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JILL MILLER HALL D/B/A GENESIS 1 PROPERTIES, A SOLE PROPRIETORSHIP	" NEW OWNER "	42-10
(NAME) 330 Franklin Road, Ste. 135A-241	(NAME)	017.00
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **SUE LEE EDMISON, A WIDOW NOW UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JILL MILLER HALL D/B/A GENESIS 1 PROPERTIES, A SOLE PROPRIETORSHIP**, hereinafter called the Grantee(s), her 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. 28 on the Plan of Sherry Heights Section II**, as of record in Book 2331, Page 69, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 28 fronts 146.6 feet on the easterly side of Port Drive and runs back 151.8 feet on the southerly line and 26 feet on the southerly line, to a dead line in the rear on which it measures181.5 feet.

BEING the same property conveyed to J. E. EDMISON AND WIFE, SUE LEE EDMISON, by Deed from M L. RANDALL AND WIFE, SHIRLEY L. RANDALL, of record in Book 2651, Page 471, Register's Office for Davidson County, Tennessee. THE said J. E. Edmison having since died, the said Sue Lee Edmison is a widow, now unmarried.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; ***and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.***

THIS instrument is being executed in behalf of **SUE LEE EDMISON** pursuant to a Power of Attorney executed by same on the 20th day of DECEMBER, 2011, and being filed for record in Instrument No. 20121227-0119289, and being recorded simultaneously herewith.

Davidson County DEEDWARR
Recvd: 12/27/12 11:17 2 pgs
Fees:13.00 Taxes:222.00
20121227-0119290

BEING unimproved ☐
Improved ☒ property known as: **107 Port Drive, Madison, TN, 37115.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, hands, this 24th day of December, 2012

SUE LEE EDMISON

By:
JAMES TIMOTHY EDMISON, SR.,
ATTORNEY-IN-FACT

STATE OF Tennessee
COUNTY OF Davidson

On this 24th day of December, 2012, before me personally appeared JAMES TIMOTHY EDMISON, SR., to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of SUE LEE EDMISON, and acknowledged that he executed the same as the free act and deed of the said SUE LEE EDMISON.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of December, 2012.

My Commission Expires: 09/09/14

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

FROM: SUE LEE EDMISON
TO: JILL MILLER TERRY D/B/A GENESIS I PROPERTIES, A SOLE PROPRIETORSHIP

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

JAMES TIMOTHY EDMISON, SR., AFFIANT

Sworn to and subscribed before me this 24th day of December, 2012.

My Commission Expires: 09/09/14

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/14

Notary Public

DEED FILES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON