BILL GARRETT, Davidson County
Trans:T20130015437 DEEDWARR
Recvd: 02/25/13 11:11 3 pgs
Fees:18.00 Taxes:74.00
20130225-0018490

NEW OWNER IS AND SEND
SEND TAX BILLS TO:
Mr. & Mrs. Britt Edwards
PO Box 416
Hermitage TN
37076

THIS INSTRUMENT PREPARED BY
KELLY & SMITH
121/125 PUBLIC SQUARE
GALLATIN, TENNESSEE 37066

MAP/PARCEL 06405002500 P/O

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWENTY THOUSAND AND NO/100 ($20,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, WE, **PHILIP LOEFFLER AND ADAM LOEFFLER**, have this day bargained and sold and by these presents do hereby transfer and convey unto **BRITT EDWARDS AND WIFE, CADLE EDWARDS**, as tenants by the entirety, their heirs and assigns, the following lots or parcels of land described as follows:

BEING Lot No. 20 and 22 in Block "P" on the plan of Hadley's Bend City which plan is of record in Plan Book 421, page 120, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Philip Loeffler and Adam Loeffler by deed from Betty Jane Lindsley of record as Instrument No. 2012011-0093022, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lots or parcels of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEES, their heirs and assigns, in fee simple forever.

I COVENANT that I am lawfully seized and possessed of the above described lots or parcels of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2012 real estate taxes, applicable zoning and building regulations, and all visible easements.

I FURTHER COVENANT with the said GRANTEES and bind myself, my

heirs and legal representatives, to warrant and forever defend the title to said lots or parcels of land, unto the said GRANTEES, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS my hand this the 20 day of November, 2012.

PHILIP LOEFFLER

ADAM LOEFFLER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PHILIP LOEFFLER AND ADAM LOEFFLER**, the bargainors, 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 for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, on this the 20 day of November, 2012.

NOTARY PUBLIC

J. MICHAEL DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 5-5-2015

OATH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $20,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 20 day of November, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-5-2015

