Send Tax Statements To:
~~New Owner~~ **~~First~~ Bank of Tennessee**
301 E. Center Street
Kingsport, TN 37660

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
201 E. Main St., Ste 300
Murfreesboro, TN 37130

Name and Address of New Owner:
George Alan Edmondson
1221 Reelfoot Circle
Nashville, TN 37214

~~From Information Furnished By~~

Map and Parcel: 10 9-5-1

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **BRENT VONALMEN AND WIFE, KIMBERLY VONALMEN**, has this day bargained and sold and does hereby transfer and convey unto, **GEORGE ALAN EDMONDSON AND HALEY ANNE EDMONDSON HUSBAND AND WIFE,** their heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Being Lot No. 85, on the plan of Reelfoot Subdivision, Section Two, of record in Plat Book 5200, page 727, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to **Brent VonAlmen and wife, Kimberly VonAlmen** by deed from ***Seth A. Pepoon and wife, Lora L. Pepoon**, dated January 12, 2007, appearing of record in Instrument Number 20070116-0006306, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Restrictive Covenants contained in instrument of record in Record Book 6411, page 920; and to any and all matters shown on said plat and survey of record in Plat Book 5200, page 727; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **GEORGE ALAN EDMONDSON AND HALEY ANNE EDMONDSON, HUSBAND AND WIFE,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2013 real property taxes which have been prorated between the parties and are assumed by the Grantee.

BILL GARRETT, Davidson County
Trans:T20130018235 DEEDWARR
Recvd: 03/06/13 08:58 2 pgs
Fees:13.00 Taxes:542.05
20130306-0022137

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 1st day of March, 2013.

Brent VonAlmen

Kimberly VonAlmen

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Brent VonAlmen and Kimberly VonAlmen,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 1st day of March, 2013.

NOTARY PUBLIC
My Commission Expires: 11/19/2013

AMANDA M. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $146,500.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 4th day of March, 2013.

NOTARY PUBLIC
My Commission Expires: 9-2-13

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON