WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130035374 DEEDWARR
Recvd: 04/30/13 09:51 2 pgs
Fees:13.00 Taxes:388.50

20130430-0042805

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$105,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Scruggs, Trustee	**Same As New Owner**	**Map 93-10**
(NAME) **2525 21st Avenue South, 2nd Floor**	(NAME)	**Parcel 120.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JAMES THOMAS EDWARDS FAMILY, LLC AND ANNE EDWARDS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT L. SCRUGGS, TRUSTEE,** 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 in the 2nd, formerly the 13t Ward of City of Nashville, and being the northerly one-half Lot No. 27 on the Plan of Campbell's South Nashville Lots, as of record in Book "U" pages 682 and 683, Register's Office for Davidson County, Tennessee, and being Lot "A" on the Plan of the subdivision of said Lot No. 27, as of record in Minute Book "A" page 18, Chancery Court of Nashville, Tennessee.

Said Lot "A" fronts 30 feet on the westerly side of Third Avenue South, formerly College Street, and runs back between parallel lies, 138 feet to an alley.

Being the same property conveyed to James Thomas Edward Family, LLC, a one half (1/2) undivided interest by Quitclaim Deed from Evelyn Edwards, of record in Instrument No. 20120917-0084497, said Register's Office; and a one-fourth (1/4) interest by Alan A. Edwards, Executor of the Estate of James Thomas Edwards, Sr., Probate Docket No. 11P464, of record in Instrument No. 20120918-0084819, said Register's Office; and conveyed a one-half (1/2) undivided interest to George D. Edwards and wife, Anne Edwards by Warranty Deed from George D. Edwards and James T. Edwards, of record on January 17, 1979 in Book 5386, page 324, Register's Office for Davidson County, Tennessee. Being the same property conveyed to George D. Edwards and wife, Anne Edwards and James T. Edwards and wife, Evelyn Edwards by Warranty Deed from George D. Edwards and James T. Edwards, filed for record in Book 5386, page 324, Register's Office for Davidson County, Tennessee. George D. Edwards died October 18, 1979 thereby vesting his interest of the property solely in Anne Edwards, as surviving tenant by the entirety.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2013 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in 1 Book U, pages 682 and 683, said Register's Office and in Minute Book "A", page 18, Chancery Court, Tennessee.

unimproved ☒

This is improved ☐ property, known as **705 3rd Avenue South, Nashville, TN 37210**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 hands this 29th day of April, 2013.

James Thomas Edwards Family, LLC

By: Alan Andrew Edwards

Alan Andrew Edwards, Chief Manager

Anne Edwards

Anne Edwards

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Anne Edwards**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of April, 2013.

Commission expires:

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 6, 2013

Robert L Scruggs

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Alan Andrew Edwards**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Chief Manager of James Thomas Edwards Family, LLC** (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 29th day of April, 2013.

Commission expires:

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 6, 2013

Robert L Scruggs

Notary Public