WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/29/13 11:22 2 pgs
Fees:13.00 Taxes:188.70
20130529-0053924

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

This Warranty Deed prepared without the benefit of a survey. Preparer did not serve as Closing Attorney.

STATE OF TENNESSEE)
COUNTY OF MADISON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,666.67.

Affiant

STEVE TOPPINGS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF ~~APRIL~~ MAY, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-6-17

ADDRESS OF NEW OWNERS:
Deborah Edwards
and Reginald Edwards
903 32nd Avenue North
Nashville, TN 37209

SEND TAX BILLS TO:
30 Bottle Ridge Lane
Hohenwald TN 38462
Deborah Edwards

MAP-PARCEL:

92-5-208

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **PEGGY A. HARDING**, HEREINAFTER CALLED THE GRANTOR HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO **DEBORAH EDWARDS AND REGINALD EDWARDS,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot Nos. 5 and 6 of Block 29 on the Plan of Fisk University Place of record in Book 421, pages 4 and 5, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description. (Legal description taken from prior deed.)

Being the same real estate conveyed to Peggy A. Harding by deed from Estate of William Alexander Stuart dated August 30, 1995 and filed for record September 1, 1995 in Book 9782, page 510, in the Register's Office of Davidson County, Tennessee.

This is **improved** X property known as 903 32nd Avenue North, Nashville, TN 37209
unimproved _____ property

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to the said **DEBORAH EDWARDS and REGINALD EDWARDS**, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for (1) the lien of the 2013 real property taxes which shall be prorated and assumed by the Grantees herein; (2) easements, restrictions, and building setback lines of record in Plat Book 421, pages 4-5, in the Register's Office of Davidson County, Tennessee; and, I do further covenant and bind myself, my 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 MY HAND this 24 day of May, 2013.

Peggy A. Harding by Helen M. Harris as Attorney-in-fact
PEGGY A. HARDING

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Steve Toppings, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared ~~PEGGY A. HARDING~~, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Official Seal on this the 24 day of May, 2013.

By Helen M. Harris as Attorney-in-fact for Peggy A. Harding SF

Notary Public

My Commission Expires: 2-6-17

True Copy Certification

I, Debbie Siniard, 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.

Debbie Siniard
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Christi M. Johnston, a notary public for this county and state, Debbie Siniard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature

My Commission Expires: 6-3-14