THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13050199** BILL GARRETT, Davidson County Trans:T20130050737 DEEDWARR Recvd: 06/17/13 13:15 2 pgs Fees:13.00 Taxes:1073.00 20130617-0061631	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $290,000.00. Affiant Subscribed and sworn to before me, this 13th day of June, 2013. Notary Public My Commission Expires:

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-05-2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paul Vernich and Leigh Wilhite 848 Russleo Drive Nashville TN 37209	New Owner Avenue Bank 111 10th Ave. S., Ste 200 Nashville, TN 37203	Tax Parcel ID No. 99D-A-48.00

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, **James Robert Edwards, Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul Vernich, unmarried and Leigh Ann Wilhite, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 13, SECTION IV, HORTON HEIGHTS, as shown on plat of record in Plat Book 1835, Page 129, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James Robert Edwards Jr., unmarried by Warranty Deed from Richard W. Scott, an unmarried person, recorded on the 18th day of October, 2006 in Instrument No. 20061018-0129130, in the Register's Office of Davidson County, Tennessee.

Vanessa Edwards, wife of James Robert Edwards, Jr., hereby joins in the signing of this Warranty Deed to convey any marital interest she may have in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION IV, HORTON HEIGHTS, as recorded in Plat Book 1835, Page(s) 129.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5028, Page 135.

This is improved property located at 848 Russleo Drive Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of June, 2013.

James Robert Edwards, Jr.

Vanessa Edwards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Robert Edwards, Jr. and Vanessa Edwards, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of June, 2013.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015