Prepared by:
Realty Title & Escrow Company, Inc.
1139 NW Broad St Suite 101
Murfreesboro, TN 37129

BILL GARRETT, Davidson County
Trans:T20130052662 DEEDWARR
Recvd: 06/21/13 10:52 2 pgs
Fees:13.00 Taxes:444.00
20130621-0063799

13-1304-131874

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $120,000.00

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

Affiant

Subscribed and sworn to before me, this 30th day of May, 2013.

Notary Public
My commission expires: ~~12/03/13~~ 5-24-17

Address of New Owner:	Send Tax Bills to:	Tax Information
Lashonda Maryland	Lashonda Maryland Nola Lending Group, LLC	149-02-0-B-087.00-CO
904 Strand Fleet Drive Antioch TN 37013	1180 W. Causeway Blvd Mandeville, LA 70471	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert F. Edwards, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LASHONDA MARYLAND, A SINGLE WOMAN, hereinafter called the Grantees, their successors 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 all of Lot No. 205, on the Plan of Piccadilly Square, Phase II, as shown by plat appearing of record in Plat Book 6250, Page 92, 93, and 94, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert F. Edwards by deed from Craig Gibbs, married, dated August 28, 2003, recorded September 12, 2003, of record in Instrument No. 20030912-0133938, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 904 Strand Fleet Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 10th day of June, 2013.

Robert F. Edwards

Jessica Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert F. Edwards and Jessica Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Murfreesboro, TN, this 10th day of June, 2013.

Tabitha King
State of Tennessee at Large

My Commission expires 12/03/13

