WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of May, 2013

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) MY COMMISSION EXPIRES MARCH 1, 2016

BILL GARRETT, Davidson County
Trans:T20130057609 DEEDWARR
Recvd: 07/05/13 16:02 2 pgs
Fees:13.00 Taxes:440.30
20130705-0070017

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 50 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ana J. Soto Lartos	New Owner	175 08 0 003.00
(NAME)	(NAME)	
4800 Hickory Way		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Alan Edwards and Linda Edwards, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ana J. Soto Lartos, an unmarried person,**, 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 Lot No. 107 on the Plan of Hickory Woods East Section 1 of record in Plat Book 6900, page 510, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Alan Edwards and Linda A. Edwards by Warranty Deed from Holigan Family Investments, Inc. dated January 7, 1998 of record in Book 10749, page 428, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 4800 Hickory Way, 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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 **22nd** day of **May, 2013**

Alan Edwards by Kevin Howard, Attorney in Fact

Linda Edwards by Kevin Howard, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Kevin Howard, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Alan Edwards and Linda Edwards, and who acknowledged that he executed the same as the free act and deed of the said Kevin Howard, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # 20130705-0070016, said Register's Office.

Witness my hand and official seal this 22nd day of May, 2013.

NOTARY

My Commission Expires: _____

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-23-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Kevin Howard, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Linda Edwards, and who acknowledged that he executed the same as the free act and deed of the said Kevin Howard, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument #20130705-0070015, said Register's Office.

Witness my hand and official seal this 22nd day of May, 2013.

NOTARY

My Commission Expires: _____

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-23-2016