NEW OWNER:

Arnette R. Edwards
3001 Hamilton Church Road
Unit 344
Antioch, TN 37013

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 13-0856

Map 163

Group 04-0-A

Parcel 344.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130076967 DEEDWARR
Recvd: 09/05/13 12:12 3 pgs
Fees:18.00 Taxes:314.50

20130905-0093804

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eighty-Five Thousand and 00/100 Dollars ($85,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROSE MARIE LITTERAL** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ARNETTE R. EDWARDS, a single person** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 344, Hamilton Crossing Townhomes, a Planned Unit Development, as of record in Instrument Number 20040212-0016945, as amended in Instrument Number 20060206-0014793, said Register's Office.

BEING the same property conveyed to Rose Marie Litteral, by Warranty Deed from Karen L. Youngman, Successor Trustee of The D.R. Youngman Revocable Living Trust Agreement, dated September 5, 2007, dated November 26, 2012, and of record in Instrument No. 20121211-0114037, Register's Office for Davidson County, Tennessee. Being the same property conveyed to D.R. Youngman Revocable Living Trust by Quitclaim Deed from Donald R. Youngman, dated September 5, 2007 and of record in Instrument No. 20070910-0108601, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3001 Hamilton Church Road, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 28th day of **August, 2013**.

R. M. Litteral

ROSE MARIE LITTERAL

By: Phyllis Shipley

Phyllis Shipley, Attorney-In-Fact pursuant to Power Of Attorney of record in Instrument No. 20130821-0088407

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, PHYLLIS SHIPLEY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, ROSE MARIE LITTERAL, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office 28th day of **August, 2013**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **85,000.00**.

Annette R. Edwards

AFFIANT

Sworn to and subscribed to before me 28th day of **August, 2013**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY