This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
James D. Edwards et ux
905 Lakemont Drive
Nashville, Tennessee 37220

Davidson County DEEDWARR
Recvd: 10/02/13 10:27 3 pgs
Fees:18.00 Taxes:1480.00
20131002-0103333

SEND TAX BILL TO:
Owner

MORTGAGEE:
BANCORP SOUTH BANK
2201 HIGHLAND AVE SOUTH
BIRMINGHAM, AL 35205

MAP 160-05
GROUP
PARCEL 31.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mark McDaniel, as to a One-Half (½) undivided interest and Karen Edwards, as to a One-Half (½) undivided interest,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **James D. Edwards and Stephanie J. Edwards, husband and wife**, 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. 30 on the Plan of Oak Hill Estates, Section III, of record in Book 4860, page 3, Register's Office, Davidson County, Tennessee.

Said Lot No. 30 fronts 138.0 feet on the west side of Lakemont Drive and runs back 268.0 feet on the northerly line and 270.0 feet on the southerly line to a dead line in the rear on which it measures 163.01 feet.

Being the same property conveyed to Billie Sue McDaniel, unmarried by deed dated March 1, 1978 from Stephen C. Wallace and wife, Betty Jean Wallace, of record in Book 5258, page 311, Register's Office for Davidson County, Tennessee, and the said Billie Sue McDaniel having since married Robert W. Ripley but he having died on November 20, 2009 and the said Billie Sue (McDaniel) Ripley having since died intestate on November 20, 2011, the said property was inherited by said Grantees as evidenced by an Affidavit of Heirship being recorded simultaneously herewith, of record in Instrument No. 20131002-0103332, said Register's Office .

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **905 Lakemont Drive, Nashville, Tennessee 37220.**

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, GRANTORS do covenant with the said GRANTEES that they are lawfully seized 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; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **27th** day of **September, 2013.**

Mark McDaniel

Karen Edwards

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mark McDaniel and Karen Edwards**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of September, 2013.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF

The actual value or consideration, whichever is greater, for this transfer is $400,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of September, 2013.

NOTARY PUBLIC

My Commission Expires: 30 MARCH 2015

CHELSEA LEIGH BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 30 MARCH 2015

True Copy Certification

I, Charles E. Morton IV, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Chelsea Leigh Brown, a notary public for this county and state, Charles E. Morton IV who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 30 March 2015
Notary' Seal (if on paper)

CHELSEA LEIGH BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 30 MARCH 2015