Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

02-1307-48618

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of October, 2013.

Notary Public
My commission expires: 7-11-17

Address of New Owner:	Send Tax Bills to:	Tax Information
James Wesley Branch 238 Willow Ln. Nashville TN 37211	New Owner	148-01-0-059.00

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, Brent A. Edwards and wife, Trina A. J. Edwards, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James Wesley Branch, 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 Lot No. 183, on the Plan of Hillbrook, Section 2, of record in Book 3300, Page 12, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brent A. Edwards and wife, Trina A. J. Edwards by deed from Patrick M. Pound and wife, Leanna W. Pound, dated April 30, 1999, recorded May 5, 1999, of record in Book 11463, Page 328, Register's Office for Davidson County, Tennessee.

The property may not be sold within 90 days of the date of this deed.

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 238 Willow Ln., Nashville, TN 37211

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.

BILL GARRETT, Davidson County
Trans:T20130093320 DEEDWARR
Recvd: 10/31/13 12:46 2 pgs
Fees:13.00 Taxes:222.00
20131031-0113146

WITNESS my hand this 23rd day of October, 2013.

Brent A. Edwards

Trina A. J. Edwards

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brent A. Edwards and Trina A. J. 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 Brentwood, TN, this 23rd day of October, 2013.

Notary Public
State of Tennessee at Large

My Commission expires April 12. 2015

KAREN McCALLA
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN