Box 10-B

BILL GARRETT, Davidson County
Trans:T20130095778 DEEDWARR
Recvd: 11/08/13 14:27 2 pgs
Fees:13.00 Taxes:166.50
20131108-0116237

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$45,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: **MAY 5, 2015**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MYRTLE PARTNERS LLC	**SAME**	**071-11-0-080.00**
(NAME) **203 POINT EAST DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, RALPH A. EDWARDS AND WIFE, VELMA E. EDWARDS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MYRTLE PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES,THEIR SUCCESSORS AND/OR 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 part of Lot No. 3 of the William White Heirs' property, of record in Book 332, page 78, Register's Office for Davidson County, Tennessee, described partly according to a survey made by Z. J. Wilkinson, Surveyor, February 6, 1959.

Beginning at an iron pin on the northerly margin of Edith Street, at the southwest corner of the property conveyed to Alma M. Thompson, and wife, by deed from Gilbert C. Wright, and wife, of record in Book 2879, page 299, said Register's Office; thence with said Thompson's westerly line, northerly 150 feet to an iron pin; thence westerly 50 feet; thence southerly 150 feet to the northerly margin of Edith Street; thence with the same, easterly 50 feet to the beginning.

Being the same property conveyed to RALPH A. EDWARDS and wife, VELMA E. EDWARDS, by deed from HAL WILSON, of record in Instrument No. 20020920-0114936, dated September 17, 2002, said Register's Office.

This conveyance is subject to all matters as shown on the Plan of record in Book 332, page 78, said Register's Office and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(**X**) property, known as **311 EDITH AVENUE, NASHVILLE, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 8 day of November, 2013.

Ralph A Edwards
RALPH A. EDWARDS

Velma E. Edwards
VELMA E. EDWARDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ralph A. Edwards and Velma E. Edwards,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of November, 2013.

Lee A. Cohen
Notary Public

My commission expires: **May 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON