(2) Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste. 202
Franklin, TN 37067

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20140006302 DEEDWARR
Recvd: 01/28/14 09:13 2 pgs
Fees:13.00 Taxes:554.96
20140128-0007603

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires [illegible] 4, 2017

05-1307-66072

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $149,990.00

Coreen Newcomb
Affiant

Subscribed and sworn to before me, this 24th day of January, 2014.

Notary Public
My commission expires: 6-4-17

Address of New Owner:	Send Tax Bills to:	Tax Information
John A.Girges 1637 Bridgecrest Drive Antioch TN 37013	NEW OWNER'S Lender U.S. Bank. N.A. 4801 Frederica Street Owensboro, KY 42301	149-15-0-A-253.0CO

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, Myron P. Edmonds and Shanee A. Edmonds, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John A. Girges and Rania Boutrus, husband and wife 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. 318, on the Plan of Amendment to the Final Plat Cambridge Forest, Phase 3, of record in Instrument No. 20010628-0068483, as amended in Instrument No. 20020503-0054630, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Myron P. Edmonds and Shanee A. Edmonds, husband and wife by deed from Ole South Properties, Inc., dated June 30, 2004, recorded July 2, 2004, of record in Instrument No. 20040702-0079081, Register's Office for Davidson County, Tennessee.

This instrument is executed pursuant to a Power of Attorney of record in Instrument No. 20140128-0007602, Register's Office for Davidson County, Tennessee.

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 1637 Bridgecrest Drive, 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, 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.

WITNESS my hand this 24th day of January, 2014.

Myron P. Edmonds By: Donna Harrison attorney fact
Myron P. Edmonds By: Donna Harrison, Attorney in Fact

Shanee A. Edmonds By: Donna Harrison, Attorney in Fact
Shanee A. Edmonds By: Donna Harrison, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Donna Harrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Myron P. Edmonds and Shanee A. Edmonds and that she is authorized by Myron P. Edmonds and Shanee A. Edmonds to execute this instrument on their behalf.

Witness my hand and seal at Hendersonville, TN, this 24th day of January, 2014.

Hutch Henderson
Notary Public
State of Tennessee at Large

My commission expires: 04/17/16

