Return to: John T. Cook, P.C.

File 25828-8

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140017600 DEEDWARR
Recvd: 03/17/14 08:42 2 pgs
Fees:13.00 Taxes:469.53
20140317-0021637

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$126,900.00**.

Affiant

Subscribed and sworn to before me, this the 14th day of March, 2014.

Notary Public

My commission expires:
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bradley F. Edmonds	**New Owner**	**061-03-0-121-00**
P.O. Box 60561		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mary Frances Katy Gammon and Melinda Gail Reagan, as Devisees under the Last Will and Testament of Eddie Wayne Johnson, and Mary Frances Katy Gammon, as Executrix of Last Will and Testament of Eddie Wayne Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bradley F. Edmonds, an unmarried man

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 the East 34 feet of Lot No. 28 and the West 32 feet of Lot 29, of Block "K", on the Map of Broadmoor, Section II, of record in Book 547, Page 174 , Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 66 feet on the South side of Solley Drive, and runs back between lines, 149.2 feet, more or less, on the West line of part of Lot 28; and 149.6 feet, more or less, on the East line of part of Lot 29, to a dead line in the rear on which it measures 66 feet.

Being all of the same property conveyed to James Edward Johnson and Clara Jeanette Watson, as joint tenants with the right of survivorship, the entire fee to vest in the survivor at the death of either, by Installment Deed dated 12/9/1968 from James H. Williams and wife, Minnie Alvis Wilhams of record in Book 4292, Page 677, Register's Office of Davidson County, Tennessee. The said James Edward Johnson died on April 28, 2002. The said property was further conveyed to Clara Jeanette Watson Johnson by Quitclaim Deed dated 11/5/2002 from Clara Jeanette Watson Johnson, unmarried, and John I. Harris, III, Trustee, of record in Instrument 20021107-0137434, said Register's Office. The said Clara Jeanette Watson Johnson died on February 1, 2010, thereby vesting the property in Eddie Wayne Johnson as the sole surviving heir of Clara Jeanette Watson Johnson according to an Affidavit of Heirship of record in Instrument 20101129-0094923, said Register's Office. The said Eddie Wayne Johnson died on November 23, 2013, leaving a Last Will and Testament dated May 15, 2013 which was admitted to Probate in the Probate Court of Davidson County, Tennessee, under Case No. 14P-214 (the "Will"). Pursuant to the provisions of the said Will, the property was devised to Mary Frances Katy Gammon and Melinda Gail Reagan.

This instrument is being executed on behalf of Melinda Gail Reagan, pursuant to a Power of Attorney executed by her on the 27th day of February, 2014, of record in Instrument No. 20140317-0021636, Register's Office for Davidson County, Tennessee.

THE herein described property is not nor ever has been the principal place of residence of the Grantors herein.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 547, Page 174, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **918 Solley Drive, Nashville, TN 37216**

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 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.

NOTWITHSTANDING the above, Mary Frances Katy Gammon, in her capacity as Executrix of the Last Will and Testament of Eddie Wayne Johnson, shall have no ability or responsibility for the above recited warranty of title, the said Mary Frances Katy Gammon, in her capacity as Executrix of the Last Will and Testament of Eddie Wayne Johnson, has joined in the execution of this Deed to express her consent to the sale of the above described property and to convey any interest in the property which might be vested in her as Executrix or otherwise held by the Estate of Eddie Wayne Johnson.

Witness my/our hand(s) this **14th** day of **March, 2014.**

Mary Frances Katy Gammon, Executrix of the Estate of Eddie Wayne Johnson

Mary Frances Katy Gammon, Executrix of the Estate of Eddie Wayne Johnson

Mary Frances Katy Gammon, Devisee

Mary Frances Katy Gammon, Devisee

Melinda Gail Reagan, Devisee, by Mary Frances Katy Gammon, attorney-in-fact

Melinda Gail Reagan, Devisee, by Mary Frances Katy Gammon, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mary Frances Katy Gammon, Executrix,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **March, 2014.**

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mary Frances Katy Gammon, Devisee,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **March, 2014.**

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of March, 2014, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Mary Frances Katy Gammon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Melinda Gail Reagan**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Melinda Gail Reagan**, for the purpose therein contained, by signing the name of **Melinda Gail Reagan**, by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **April, 2013.**

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

Notary Public

My commission expires: