WARRANTY DEED

LIZ JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William L. Edwards	Franklin American Mortgage Company	05303030700
(NAME)	(NAME)	
5605 Scenic Ridge Dr	501 Corporate Centre Dr, Ste400	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140018014 DEEDWARR
Recvd: 03/18/14 10:04 2 pgs
Fees:13.00 Taxes:286.75
20140318-0022199

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Gloria Jean Hunt, a married woman and Beverly G. Regg, an unmarried woman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **William L. Edwards and Wife, Donna L. Edwards**, hereinafter called the GRANTEE(S), their heirs 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 Lot No. 230, on the plan of Section C on the Plan of E. I. duPont de Nemours and Company's Subdivision, as shown on plat of record in Book 1424, Page 66, Register's Office for Davidson County, Tennessee. Said Lot No. 230 is described as follows:

Beginning on the easterly side of Elliston Street at the corner of Lot No.'s 230 and 231; thence with the line between said lots eastwardly 71.1 feet to the corner of Lot No's 221, 22, 230 and 231, thence with the line between Lot No's 221 and 230 northwardly 55 feet to the southerly side of Fifteenth Street; thence with said street westwardly 61.4 feet to the beginning of a curve, thence around said curve with a radius of 10 feet to the easterly side of Elliston Street; thence with said street southwardly 45 feet to the beginning.

Being the same property conveyed to Gloria Jean Hunt, married by Quitclaim Deed from Nellie W. Jackson, unmarried who conveyed all of her undivided 1/2 interest in said property dated July 3, 2002 and filed in Instrument Number 20020708-0081938, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Nellie W. Jackson and Beverly G. Regg as Tenants in Common by deed from James Hennessee, dated April 28, 1986 and filed in Book 6845, page 229, Register's Office of Davidson County, Tennessee.

Subject property is investment property for Gloria Jean Hunt and is not now nor has it ever been the principal residence of the Grantor.

All matters as set forth on the plat of record in Plat Book 1424, Page 66, Register's Office for said County.

Restrictive Covenants of record in Book 2028, Page 454, Register's Office for said County.

Easement of record in Book 2028, page 454; Book 6845, page 229 and Instrument Number 20020708-00819383, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1501 Elliston Street, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 14th day of March, 2014.

Gloria Jean Hunt

Beverly G. Regg

State of Tennessee
County of Wilson

Personally appeared before me Gloria Jean Hunt and Beverly G. Regg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of March, 2014.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122