BILL GARRETT, Davidson County
Trans:T20140029756 DEEDWARR
Recvd: 05/01/14 09:38 2 pgs
Fees:13.00 Taxes:146.15

20140501-0036677

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd ste 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $39,500.00

Affiant

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

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Turnkey Nashville, LLC 937 S. 13th Ct. Nashville, TN 37206	Same	09405007800

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Antoinette Edwards,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Turnkey Nashville, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 82 on the plan of section one, revised Shelby Heights, as shown on plat of record in Book 2330, Page 171, in the Register's Office of Davidson County, Tennessee, to which plat refrerence is hereby made for a more particular description.

Being the same property conveyed to Steven Edwards by Cash Deed from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C., recorded on November 13, 2003 in Instrument Number 20031113-0166021, Reigster's Office for Davidson County, Tennessee. The said Steven A. Edwards having since died leaving Antoinette Edwards his surviving heir.

This conveyance is made subject to the following: 1) Any Owner's Policy issued pursuant hereto will contain under Schedule B the Standard Exceptions listed below. Any loan policy issued pursuant hereto will contain Standard Exceptions (a), (d), and (e) unless a satisfactory survey and inspection of the premises is made:

1) Taxes for the year 2014, a lien, not yet due and payable. 2) 2013 Davidson County property taxes were paid on February 24, 2014 in the amount of $991.26, Tax Map and Parcel # 09405007800. 3) Restrictive Covenants of record in Book 2810, Page 475, Register's Office for said County. 4) Subject to all matters appearing of record in Plat Map Book 2330, Page 171, said Register's Office.

This property is improved property known as **937 S. 13th Ct., Nashville, TN 37206**.

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 24th day of April, 2014.

Antoinette Edwards by Brant D. Edwards Her Attorney in fact

Antoinette Edwards by Brant D. Edwards
Her Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On April 24, 2014, before me personally appeared, Brant D. Edwards, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Antoinette Edwards, and who acknowledged that he executed the same as the free act and deed of Antoinette Edwards.

Witness my hand, at office, this 24th day of April, 2014.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2014043013