This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $196,200.00.

Affiant

Subscribed and sworn before me this the 12th day of May, 2014.

Notary Public
My commission expires: 9/9/14

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Barbara Edwards 3621 Coles Branch Drive Antioch, TN 37013	New owner	173-16A-87 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARIA T. MURRAY, AN UNMARRIED PERSON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHARLES M. EDWARDS AND BARBARA K. EDWARDS, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 184 on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2, Sections 1, of record in Instrument No. 20030213-0020016, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Maria T. Murray, a Married Person, by Special Warranty Deed from U.S. Bank, National Association, as Trustee for the Structured Asset Securities Corporation, Series 2006-OW1, dated July 1, 2009, of record in Instrument No. 20090729-0070945, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 3621 Coles Branch 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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 12th day of May, 2014.

Maria T Murray by Margarita Lopez her Attorney in Fact

Maria T. Murray
By Margarita Lopez Her Attorney In Fact

BILL GARRETT, Davidson County
Trans:T20140036275 DEEDWARR
Recvd: 05/23/14 10:54 2 pgs
Fees:13.00 Taxes:725.94
20140523-0044664

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of May, 2014, before me, the undersigned Notary Public in and for said County and State, personally appeared Margarita Lopez with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Maria T. Murray, by Specific Power of Attorney dated May 12th, 2014, and who acknowledged that she executed the same as the free act and deed of Maria T. Murray.

Witness my hand and official seal this 12th day of May, 2014.

My Commission Expires: 9/9/14

Notary Public

