THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 07/29/14 13:34 4 pgs
Fees:23.00 Taxes:185.00
**20140729-0067351**

# WARRANTY DEED

STATE OF TENNESSEE )
COUNTY OF )

The actual consideration or value, whichever is greater, for this transfer is $50,000.00

Affiant

Subscribed and sworn to before me as of the 28th day of July, 2014.

Notary Public

My Commission Expires: 06/19/16

KELLY W. MORGAN
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| **Deborah Edwards and Reginald Edwards**<br>1482 County Hospital Road<br>Nashville, TN 37218 | 30 Battle Ridge Lane<br>Nolensville, TN 37135 | 08008030600 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Barbara Howard-Vanlier and Warner Lewis Howard and Charles Lee Howard**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Deborah Edwards and Reginald Edwards, husband and wife** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 398 on the Plan of Bordeaux Hills, Section V of record in Plat Book 3500, Page 114, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Regina Robinson by deed from Mary Catherine Richardson of record in Book 5842, page 568, Register's Office for Davidson County, Tennessee, dated January 6, 1982 and recorded on January 19, 1982.

Being also known as 1482 County Hospital Road Nashville, TN 37218.

The said Regina Robinson having since died June 25, 2008 and under her Last Will and Testament probated in the Probate Court for Davidson County, Tennessee, Case No. 08P1899, said property was devised to Celestine Regina Gwynn recorded at Instrument No. 20081217-0120739 in the Register's Office of Davidson County, Tennessee. The said Celestine Regina Gwynn having since died May 11, 2010 and under her probated Letters of Administration in the Probate Court for Davidson County, Tennessee, Case No. 10P1037 said property was devised to Barbara Howard-Vanlier and Warner Lewis Howard and Charles Lee Howard.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

2. Taxes for the year 2014 a lien, not yet due and payable.

3. Subject to all matters shown on the Plan of record in Plat Book 3500, Page 114, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto as of the 24th day of July, 2014.

Barbara Howard-Vanlier

Warner Lewis Howard

Charles Lee Howard

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, a Notary Public in and for said County and State, the within named Barbara Howard-Vanlier, the bargainor, 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 in Nashville, Tennessee this 24th day of July, 2014.

Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

2. Taxes for the year 2014 a lien, not yet due and payable.

3. Subject to all matters shown on the Plan of record in Plat Book 3500, Page 114, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto as of the 24th day of July, 2014.

Barbara Howard-Vanlier

Warner Lewis Howard

Warner Lewis Howard

Charles Lee Howard

~~STATE OF TENNESSEE~~ )
~~COUNTY OF~~ _____ ) WITH THE UNITED STATES ARMED FORCES IN EUROPE

warner Lewis Howard [redacted], the bargainor, 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 in ~~Nashville~~, ~~Tennessee~~ Kaiserslautern, Germany this 24th day of July, 2014.

Notary Public

My Commission Expires: Indefinite IAW 10 USC 1044a

STAFF JUDGE ADVOCATE, 2ND THEATER SUSTAINMENT COMMAND
NOTARIAL
NOTARIAL AUTHORITY
ARTICLE 136, UCMJ
10 USC, 1044a
U.S. Army
SEAL

STATE OF TENNESSEE )
COUNTY OF Davidson )

Personally appeared before me, a Notary Public in and for said County and State, the within named Charles Lee Howard, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee this ~~24th~~ 28th day of July, 2014.

Notary Public

My Commission Expires: 06-19-16

FOREIGN ACKNOWLEDGEMENTS;

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

CERTIFICATE OF AUTHENTICITY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janet Gers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for this county and state, Janet Gers, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016