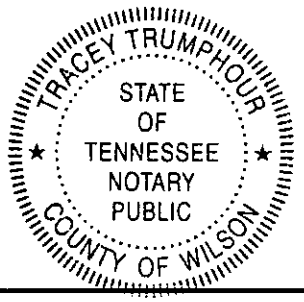
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 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
Grant E. Johnisee	First Advantage Bank	064080A02800CO
(NAME)	(NAME)	
1308 Autumn Springs Lane	1430 Madison St	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140056945 DEEDWARR
Recvd: 08/05/14 10:32 2 pgs
Fees:13.00 Taxes:832.50
20140805-0070120

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, **Tammy D. Edwards and Mark E. Edwards, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Grant E. Johnisee**, 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. 28, on the plan of Section One, Merritt Downs, as shown on plat of record in Instrument No. 200105230053201, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Tammy D. Edwards and Mark E. Edwards, Wife and Husband by Warranty Deed dated 08/26/2008 from Tammy Jo Duncan and Brad Duncan, Wife and Husband of record in Instrument 200809040090617, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per plat of record in Instrument 200105230053201;
Declaration of Restrictive Covenants of record in Instrument 200106040057881, as amended and restated in Instrument 200107020069864; By-Laws of record in Instrument 200106080060786; Easement of record in Book 4910, Page 838; all matters set out in document including but not limited to an Easement of record in Book 8632, Page 146; Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument 200012080121300; Stormwater Detention Agreement of record in Instrument 200101190006024, said Charter of the Homeowner's Association of record in Instrument 200106080060785 and Instrument 200111270129417 and Quitclaim Deed to the Homeowner's Association of record in Instrument 200206190074316, Register's Office for Davidson County, Tennessee.

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 1308 Autumn Springs Lane, 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 July, 2015.

Tammy D. Edwards

Mark E. Edwards

State of Tennessee
County of Wilson

Personally appeared before me Tammy D. Edwards and Mark E. Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of July, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

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