BILL GARRETT, Davidson County
Trans:T20140069970 DEEDWARR
Recvd: 09/18/14 13:31 2 pgs
Fees:13.00 Taxes:925.00
20140918-0085769

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$250,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **September 12, 2014.** Notary Public MY COMMISSION EXPIRES: 2/6/18 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #**14-0409**

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Wise and Jason Lewis	**Aaron Wise and Jason Lewis**	**93-10A-429 CO**
(NAME) **429 2nd Avenue S.**	(NAME) **429 2nd Avenue S.**	
(ADDRESS) **Nashville,TN 37201**	(ADDRESS) **Nashville, TN 37201 ,**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James Patrick Edwards, with a 33.33% undivided interest, Jennifer Emmaryne Edwards with a 33.33% undivided interest, and Charles Thomas Edwards with a 33.33% undivided interest, all as tenants in common,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aaron Wise and Jason Lewis,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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:

Unit No. 429 in Howell Park, a Condominium, a Horizontal Property Regime as shown in a plan recorded in Book 6250, page 868, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Howell Park, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, and incorporated in this deed by reference and made a part hereof the same as through copied herein.

Being the same property conveyed to James Patrick Edwards, with a 33.33% undivided interest, Jennifer Emmaryne Edwards with a 33.33% undivided interest, and Charles Thomas Edwards with a 33.33% undivided interest, all as tenants in common by Quitclaim Deed from James Patrick Edwards, Jennifer Emmaryne Edwards and Charles Thomas Edwards, recorded on August 27, 2014 in Instrument No. 20140827-02078249, Register's Office for Davidson County, Tennessee. Said property being previously conveyed to James T. Edwards and wife, Evelyn W. Edwards, by Warranty Deed from Haury and Smith Contractors, Inc. recorded August 21, 1986 in Book 6956, Page 285, Register's Office for Davidson County, Tennessee. The James T. Edwards having since died on January 29, 2011 as evidenced in Case No. 11P464 in the Seventh Circuit Court of Davison County, Tennessee, Probate Division, leaving Evelyn W. Edwards as the surviving tenant by the entirety. The said Evelyn W. Edwards having since died on January 5, 2014, devising said property to the said James Patrick Edwards, Jennifer Emmaryne Edwards and Charles Thomas Edwards as evidenced in Case No. 14P138 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. The said Alan Andrew Edwards joined in the conveyance in his capacity as Executor of the Estate of Evelyn W. Edwards to convey unto Grantees any and all interest said Estate may have in said property.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **429 2nd Avenue S., Nashville, TN 37201**
(House Number) (Street) (City, State) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **12th** day of **September, 2014.**

James Patrick Edwards

Jennifer Emmaryne Edwards

Charles Thomas Edwards
By: James Patrick Edwards, As Attorney In Fact

As Attorney In Fact

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **James Patrick Edwards, Jennifer Emmaryne Edwards,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **12th** day of **September, 2014.**

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary, personally appeared **James Patrick Edwards,** known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Charles Thomas Edwards** and who acknowledged that he executed the same as the free act and deed of the said **Charles Thomas Edwards,** by virtue of a Power of Attorney, duly executed and appearing of record.

Witness my hand and official seal on **9/12/2014.**

NOTARY

2/6/18