File No. 144206

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140087166 DEEDWARR
Recvd: 11/19/14 10:48 2 pgs
Fees:13.00 Taxes:802.90
20141119-0106637

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 03/26/2017
(AFFIX SEAL)

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan M. Finch	Primary Residential Mortgage, Inc.	082-04-0-119.00
(NAME)	(NAME)	
1028 North 6th Street	3735 N. Mount Juliet Rd., Ste 201A	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE **DAVID L. EDWARDS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN M. FINCH, A SINGLE MAN**, 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, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of A. J. Will's Subdivision in Northeast Nashville, of record in Book 57, Page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David L. Edwards by Warranty Deed from Andy Maloney, as Trustee for The 1028 North 6th Street Trust, dated May 9, 2014 and recorded May 15, 2014 in Instrument Number 20140515-0041551, Register's Office for Davidson County, Tennessee.

This property is not now nor has it ever been the residence of the Grantor.

This conveyance is further subject to all matters appearing on the Plan of record in Book 57, page 82, said Register's Office, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described; the lien of taxes and assessments for the current year and subsequent years; all applicable zoning ordinances; utility, sewer, drainage and other easements of record; and, all other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 1028 North 6th Street, Nashville, Tennessee 37207

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; 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 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/our hand(s) this 18th day of November, 2014.

David L. Edwards

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named DAVID L. EDWARDS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 18th day of November, 2014.

Commission expires: 03/22/2017

Notary Public

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122