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

BILL GARRETT, Davidson County
Trans:T20150001837 DEEDWARR
Recvd: 01/08/15 13:36 2 pgs
Fees:13.00 Taxes:492.84
20150108-0002178

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration or value, whichever is greater is $133,200.00.

Kayla N. Wright
Affiant

Subscribed and sworn before me this the 31st day of December, 2014.

Notary Public
My commission expires: 1/5/17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kayla N. Wright	LeaderOne Financial Corp	065-05-0-040.00
4825 Smokey Drive	11020 King St Ste 390	
Old Hickory, TN 37138	Overland Park, KS 66210	

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, JAMES P EDWARDS AND ANN C EDWARDS, TRUSTEES OF THE JAMES AND ANN EDWARDS LIVING TRUST, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KAYLA N. WRIGHT AND JOHN F WALKER, II, 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. 456 on the Plan of Section Four, Sherwood Forest, of record in Plat Book 4460, Pages 182 and 183, 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 James P. Edwards and Ann C. Edwards Trustee(s) respectively and his/her/their successors in a Revocable Living Trust for the benefit of James P. Edwards and Ann C. Edwards, under the terms of The James and Ann Edwards Living Trust dated 9-29-14 by Quitclaim Deed from James P. Edwards and Ann C. Edwards, of record in Instrument No. 20141121-0107242, Register's Office for Davidson County, Tennessee, dated September 29, 2014 and recorded on November 21, 2014.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 4825 Smokey Drive, Old Hickory, TN 37138.

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 31st day of December, 2014.

The James and Ann Edwards Living Trust

James P. Edwards, Trustee
By: James P Edwards, Trustee

Ann C. Edwards, trustee
By: Ann C Edwards, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James P Edwards, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Trustee of the within named bargainor, a Revocable Trust, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Revocable Trust by the said James P Edwards as such Trustee.

Witness my hand and official seal on this the 31st day of December, 2014.

Notary Public

My commission expires: 1/15/17

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ann C Edwards, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Trustee of the within named bargainor, a Revocable Trust, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Revocable Trust by the said Ann C Edwards as such Trustee.

Witness my hand and official seal on this the 31st day of December, 2014.

Notary Public

My commission expires: 1/15/17

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY