Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20150014885 DEEDWARR
Recvd: 03/02/15 10:10 3 pgs
Fees:18.00 Taxes:510.60
20150302-0017598

ADDRESS NEW OWNER:
Hollis L. Edwards
4605 Banff Park Court
Antioch, TN 37013

SEND TAX BILL TO:
Regions Bank
2050 Parkway Office, Cr., RCN-6
Birmingham, AL 35244

MAP/PARCEL 175-04-0A-056.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Temba Hove and wife, Kristy Hove,** has this day bargained and sold, and does hereby transfer and convey unto **Hollis L. Edwards, unmarried man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 33 A on the Plan of Park Place Subdivision, Phase Two, A Planned Unit Development and A Horizontal Property Regime (Private Element), as described in a Master Deed of record in Instrument No. 20010214-0014161, re-recorded in Instrument No. 20010702-0069590, amended in Instrument No. 20011019-0114191, re-recorded in Instrument No. 20011212-0136927, amended in Instrument No. 20030710-0095634 and re-recorded in Instrument No. 20030915-0134956, all of record in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said unit.

Being the same property conveyed to Temba Hove, unmarried by Warranty deed from Landmark Homes of Tennessee, Inc., a Tennessee Corporation of record in Instrument No. 20080710-0070913 Register's Office for Davidson County, Tennessee, dated July 9, 2008 and recorded on July 10, 2008.

This is improved property known as: **4605 Banff Park Court, Antioch, Tennessee 37013**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon

inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20020530-0065765, and restrictions in Instrument No. 20010214-0014161 and re-recorded instrument No. 20010702-0069590, and amended in Instrument No. 20030710-0095634 and corrected in Instrument No. 20030915-0134956 and corrected in Instrument No. 20030915-0134956, and Instrument No. 20111115-00890604, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 27th day of February, 2015.

Temba Hove

Kristy Hove by Temba Hove as attorney in fact.

Kristy Hove by Temba Hove as attorney is fact, recorded in Instrument No. 20150302-0017597, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Temba Hove,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 27th day of February, 2015.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Temba Hove, as attorney-in-fact for Kristy Hove, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the within instrument as the free act and deed of the said Kristy Hove, the within named bargainor, for the purposes therein contained by virtue of a Durable Limited Power of Attorney duly executed by the said Temba Hove, and recorded simultaneously herewith in Book ____, Page ____, of the Register's Office of Wilson County, Tennessee.

Witness my hand and official seal at office on this the 27th day of February 2014.

Notary Public

Commission Expires:_____

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5 2017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $138,000.00.

AFFIANT

Subscribed and sworn to before me this the 27th day of February, 2015.

NOTARY PUBLIC

My Commission Expires: 09-19-2016

KRISTEN [illegible] STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No: 158063