THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20150026127 DEEDWARR
Recvd: 04/08/15 10:40 2 pgs
Fees:13.00 Taxes:860.25

20150408-0030833

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **232,500.00**.

Hannah Elizabeth Koonce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF April, 2015.

Notary Public 4/9/16

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hannah Elizabeth Koonce	Synovus Mortgage Corp.	MAP
4500 Post Road, #F-65	2204 Lakeshore Dr. Ste. 325	PARCEL 103-14-0A-065.00-CO
Nashville, TN 37205	Birmingham, Al. 35209	
(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, **John Jefferson Edwards, II and wife, Tisha Diane Goodman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hannah Elizabeth Koonce, an unmarried woman**

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:

A certain apartment in Davidson County, Tennessee, being Unit No. F-65 on the plan of The Hillwood, Revised, of record in Plat Book 6250, page 503, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to John Jefferson Edwards, II and wife, Tisha Diane Goodman by Warranty deed from Nancy G. Munson, unmarried of record in Instrument No. 20041209-0146932 Register's Office for Davidson County, Tennessee, dated November 30, 2004 and recorded on December 09, 2004.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4500 Post Road, #F-65, Nashville, TN 37205.**

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.

Witness our hand(s) this the 3rd day of April, 2015.

John Jefferson Edwards, II,
By: R. L. Moore, Attorney in Fact

Tisha Diane Goodman
By R. L. Moore, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of April, 2015.

My Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **R. L. Moore** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that HE executed the within instrument on behalf of **John Jefferson Edwards, II**, AND **Tisha Diane Goodman, aka Tisha Goodman** as their Attorney in Fact, as the free act and deed of the within named **John Jefferson Edwards**.

Witness my hand and official seal this the 3rd day of April, 2015.

My Commission expires 1-4-16 _____
Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN