This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15269FA

Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067
File # 9383

BILL GARRETT, Davidson County
Trans:T20150028142 DEEDWARR
Recvd: 04/15/15 09:35 2 pgs
Fees:13.00 Taxes:327.82
20150415-0033138

Send Tax Bills To:
People's Home Equity
5205 Maryland Way Ste 100
Brentwood Tn 37027

New Owner is:
Carol Smith
110 Northcrest Court
Nashville, TN 37211

MAP: 147-11-0A

PARCEL: 110.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Eura E. Edwards, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Carol Smith, unmarried**, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **110 Northcrest Court, Nashville, TN 37211**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 110, Revised Northcrest East, a Planned Unit Development, as of record in Book 6250, Page 847, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Eura E. Edwards, a single woman, by Quitclaim Deed from Eura E. Edwards, f/k/a Eura E. Wiley, dated 3/27/09 and recorded 4/9/09 in Instrument No. 20090409-0032314; and being the same property previously conveyed to Eura E. Wiley by Warranty Deed from Betty M. Fortner and husband, Travis S. Fortner, dated 10/19/00 and recorded 10/24/00 in Instrument No. 20001024-0105469, Register's Office for Davidson County, Tennessee.

EE
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 9th day of April, 2015.

GRANTOR(S):

Eura E. Edwards

EURA E. EDWARDS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Eura E. Edwards a single woman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 9th day of April, 2015.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$88,600.00**.

Eura E. Edwards

AFFIANT

SWORN TO and subscribed before me this the 9th day of April, 2015.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires: