(1)

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$167,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **April 30, 2015.** Notary Public MY COMMISSION EXPIRES: 2-22-16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150034018 DEEDWARR
Recvd: 05/04/15 14:30 2 pgs
Fees:13.00 Taxes:617.90
20150504-0040260

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File **#15-0185**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Flake and Toni Johnson Flake	LoanDepot.com dba iMortgage	**164 09 0 017.00**
(NAME) **5840 Murphywood Crossing**	(NAME) Sk 3860 4800 N. Scottsdale Rd	
(ADDRESS) **Antioch,TN 37013**	(ADDRESS) Scottsdale, AZ 85251	
(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, **James P. Edwards and wife, Jaclyn Jones Edwards,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Toni S. Johnson-Flake and Justin Flake, wife and husband,** 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:

Land in Davidson County, Tennessee, being Lot No. 233 on the first Revision of Ashford Crossing, Section Two of record in Book 9700, Page 171, said Register's Office to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James P. Edwards and wife, Jaclyn Jones Edwards by Quitclaim Deed from James P. Edwards, married, recorded June 13, 2013 in Instrument Number 20130613-0060611, Register's Office for Davidson County, Tennessee; and further conveyed to James P. Edwards, an unmarried man, by Warranty Deed from Jeane Trudeau Beatty and Brad Reed Beatty, husband and wife, recorded August 3, 2007 in Instrument Number 20070803-0092729, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **5840 Murphywood Crossing, Antioch, TN 37013**
(House Number) (Street) (City, State) (Zip)

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.

IN WITNESS WHEREOF, this instrument has been executed on this the **30th** day of **April, 2015**.

James P. Edwards

Jaclyn Jones Edwards

STATE OF **TENNESSEE**
COUNTY OF ~~Davidson~~ Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **James P. Edwards and Jaclyn Jones Edwards**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **30th** day of **April, 2015**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY