BILL GARRETT, Davidson County
Trans:T20150034515 DEEDWARR
Recvd: 05/05/15 13:34 2 pgs
Fees:13.00 Taxes:869.13
20150505-0040904

RETURN TO:
stewart title
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-150300143

WARRANTY DEED

LIZ JONES NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$234,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: 5-14-17

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas R. Edwards	Franklin American Mortgage Company	083-08-0-054.00
918 Preston Drive	501 Corporate Centre Drive, Ste. 400	
Nashville, TN 37206	Franklin, TN 37067	

FOR AND IN 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,

Laura J. Leighton, Monica J. Escue and Jeffrey K. Giles, as joint tenants

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicholas R. Edwards and Laura L. Edwards, Husband and Wife, as joint tenants with right of survivorship

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. 126 on the Map of Section Four, Rosewood Heights, as of record in Book 2330, Page 9, Register's Office for Davidson County, Tennessee.

SAID Lot No. 126 fronts 90 feet on the westerly side of Preston Drive and runs back between lines, 264.6 feet on the northerly line and 252.6 feet on the southerly line, to a line in the rear on which it measures 90.0 feet.

BEING the same property conveyed to Laura J. Leighton, Monica J. Escue and Jeffrey K. Giles, as joint tenants, by Quitclaim Deed from Kenneth M. Giles, a widower, dated 2/27/14 and recorded 2/28/14 in Instrument Number 20140228-0017539; and the same property previously conveyed to Kenneth M. Giles and wife, L. Jane Giles by Warranty Deed from Robert Glen Johnston and wife, Nancy T. Johnston, dated 12/23/69 and recorded 12/30/69 in Book 4389, Page 66, Register's Office for Davidson County, Tennessee. The said L. Jane Giles is reported to have since died on March 6, 2013.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **918 Preston Drive, Nashville, TN 37206**
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 hands this 30th day of April, 2015.

Laura J. Leighton

Jeffrey K. Giles

Monica J. Escue

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 Laura J. Leighton, Monica J. Escue, and Jeffrey K. Giles, as joint tenants the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2015.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018