BILL GARRETT, Davidson County
Trans:T20150045892 DEEDWARR
Recvd: 06/10/15 14:14 2 pgs
Fees:13.00 Taxes:395.53
20150610-0054916

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,900.00

Jasmine Cabrell
Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 9TH DAY OF JUNE, 2015.

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

TABATHA EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan L. Edwards and Candrelique J. Edwards, husband and wife	Churchill Mortgage Corporation, ISAOA	03209003500
	(NAME)	
1708 Fall Drive	761 Old Hickory Bvd., Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jane S. Woodruff, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jonathan L. Edwards and Candrelique J. Edwards, husband and wife , hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 118 ON THE PLAN OF TIMBERTRAIL, SECTION 6 OF RECORD IN PLAT BOOK 6900, PAGE 263, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RANDALL W. WOODRUFF AND WIFE, JANE S. WOODRUFF BY WARRANTY DEED FROM J&M INVESTMENTS, A PARTNERSHIP, OF RECORD IN BOOK 7447, PAGE 862, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND BEING FURTHER CONVEYED TO JANE S. WOODRUFF BY QUITCLAIM DEED FROM RANDALL W. WOODRUFF OF RECORD IN BOOK 10893, PAGE 726, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1708 Fall Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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.

Witness my/our hand(s) this 9th day of June, 2015.

WARRANTY DEED
(Continued)

Jane S. Woodruff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jane S. Woodruff, unmarried, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of June, 2015.

Notary Public

My Commission Expires: 11-3-15

{ SEAL }
MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Ste. 307, Bldg. 200
Nashville, TN 37027