WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 228,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2015

Notary Public:

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Thad A. Edwards	Guaranty Trust Company	Parcel ID:
189 Claybrook Lane	316 Robert Rose Drive	173150A09400CO
Antioch, TN 37013	Murfreesboro, TN 37129	

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

Kelly O'Leary and David O'Leary, wife and husband

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Thad A. Edwards and Judith A. Edwards, husband and wife

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. 94 on the Final Plat of Mill Run Subdivision, Phase 2, as of record in Instrument No. 20011009-0109754 amended in Instrument No. 20020605-0067914 and Instrument No. 20020605-0067915, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Kelly O'Leary and David O'Leary by deed from The Craig Company, of record in Instrument 20030522-0070378, dated May 13, 2003, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 11675, Page 475 amended in Instrument 20000215-0015152; 20020701-0079016; 20021121-0144876 and Book 11675, Page 497, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 200206050067914 and 200206050067915, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 189 Claybrook Lane, Antioch, TN 37013

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 8th day of July, 2015.

Kelly O'Leary

David O'Leary

BILL GARRETT, Davidson County
Trans:T20150055484 DEEDWARR
Recvd: 07/09/15 10:19 2 pgs
Fees:13.00 Taxes:845.45
20150709-0066651

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 Kelly O'Leary and David O'Leary, 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 8th day of July, 2015.

My Commission Expires: 3/10/17

Notary Public

