Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

Subscribed and sworn to before me, this 15th day of July, 2015.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark E. Edwards 105 Peachtree Street Nashville, TN 37210	New Owner	119-06-0-005.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronnie E. Nease, married,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Mark E. Edwards, a single man and Terry L. Kemp, a married man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 108 and the westerly 4.3 feet of Lot 109 on the Plan of Lots 3 and 4 and a part of Lots 5 and 6 in Cumberland Nurseries of record in Plat Book 332, Page 148, Register s Office for Davidson County, Tennessee.

Said Lot No. 108 and the westerly 4.3 feet of Lot No. 109 front together 54.3 feet on the southerly side of Peachtree Street and run back between parallel lines, 152 feet on the west line and 151 feet, more or less, and the east line to an alley on which it shows 54.3 feet.

Being the same property conveyed to RONNIE ELMER NEASE AND WIFE, DAVENE NEASE, by deed from ALMA FLORENCE EVANS, A WIDOW, of record Book 4151, Page 120, dated July 11, 1967, said Register's Office.

Further being the same property conveyed to RONNIE E. NEASE, by deed from DAVENE NEESE INGRAM, of record Book 6178, Page 271, dated November 10, 1985, said Register's Office

This property is improved property known as **105 Peachtree Street, Nashville, TN, 37210**

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

This conveyance is subject to the following: (1) General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 119-06-0-005.00; (2) If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq; (3) Matters shown on the Plan of record in Plat Book 332, Page 148, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20150058798 DEEDWARR
Recvd: 07/20/15 10:08 2 pgs
Fees:13.00 Taxes:296.00
20150720-0070498

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 15th day of July, 2015.

Ronnie E. Nease

Ronnie E. Nease

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ronnie E. Nease** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 15th day of July, 2015.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/~~2017~~ 2017

FILE NO: 2015063728