WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150060241 DEEDWARR
Recvd: 07/23/15 12:38 2 pgs
Fees:13.00 Taxes:2700.36
20150723-0072376

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $729,826.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2015

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ROBERT L SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY:
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Heath H. Edwards	FRANKLIN AmERICAN MTG	Map 103-8
(NAME)	(NAME)	
4100 Westlawn Drive	501 Corporate Drive, #400	Parcel 297.00
(ADDRESS)	Franklin, TN 37067 (ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Indigo Development, LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Heath H. Edwards and Carolyn Wahl 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. 2 on the Final Plat of 4100 Westlawn Drive, of record as Instrument No. 20140924-0088027, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Indigo Development, LLC. a Tennessee Limited Liability Company by Warranty Deed from Lynetta K. Thomas, Leonard A. Greer and Linda S. Collins, all individually and as Co-Executors of the Estate of Howard A. Greer, filed for record on November 25, 2013 as Instrument No. 20131125-0120839 ,Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record as Instrument No. 20140924-0088027, said Register's Office; and (c) Restrictive covenants contained in Instrument No. 20140729-0067231, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 4100 Westlawn Drive, Nashville, TN 37209
(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 hands this 20th day of July, 2015.

Indigo Development, LLC

By Lindsey L. Miller Member
Lindsey L. Miller, Member

State of Tennessee
County of Davidson

Personally appeared before me Lindsey L. Miller as the Member of Indigo Development, LLC, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of July, 2015.

Robert L Scruggs
Notary Public

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

My Commission Expires: _____

File No.: 30315061