WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150080848 DEEDWARR
Recvd: 09/23/15 08:58 2 pgs
Fees:13.00 Taxes:1091.50
20150923-0096526

G-KW-15-202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Molly G. Stover	**First Community Mortgage, Inc.**	
(NAME)	(NAME)	
202 46th Avenue North	**275 Robert Rose Drive**	**103-4-B-2.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **AMANDA E. JONES, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MOLLY G. STOVER, AN UNMARRIED PERSON,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B on the Plan of Wyoming @ 46th Avenue North Condominiums, a Horizontal Property Regime (Private Element), of record in Plat Book 11190, page 145, amending Plat Book 57, Page 103, Registers office for Davidson County, Tennessee, and as further described in the Master Deed of record in Book 11715, Page 383, as amended in Instrument No. 200003020220335, said Registers office, subject to By-Laws and Charter of Wyoming @ 46th Avenue North as recorded in Book 11715, Page 406 and Book 11715, Page 417, Registers office for Davidson County, Tennessee.

Being the same property conveyed to Amanda E. Jones, unmarried by Warranty Deed from Richard Ice, unmarried, recorded on the 19th day of April, 2006 in Instrument No. 20060419-0044764, in the Register's Office of Davidson County, Tennessee.

Amanda E. Jones having since married. John Edwards joins in this conveyance to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLOTTE PARK COMPANY'S FIRST ADDITION, as recorded in Plat Book 57, Page(s) 103 and WYOMING @ 46TH AVENUE NORTH recorded in Plat Book 11190, Page 145, Register's Office for Davidson County, Tennessee.
- Terms and provisions of by-Laws recorded in Book 11715, Page 406.
- Charter of Homeowners Association recorded in Book 11715, Page 417.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WYOMING @ 46TH AVENUE NORTH Condominiums of record in Book 11715, Page 383 , as amended by instrument(s) of record in Instrument No. 20000302-0220335; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **202 46th Avenue North, Nashville, Tennessee 37209**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 21st DAY OF SEPTEMBER, 2015.

Amanda E. Jones

John Edwards by Amanda E. Jones, Attorney in Fact

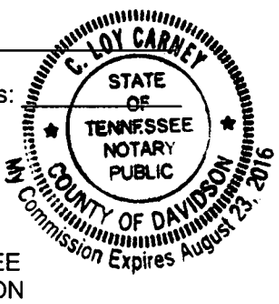
John Edwards by Amanda E. Jones,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of September, 2015.

Notary Public
My Commission Expires:
(SEAL)

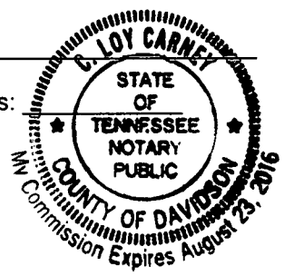


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amanda E. Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN EDWARDS, and who acknowledged she executed the same as the free act and deed of the said JOHN EDWARDS.

Witness my hand and official seal, this the 21st of September, 2015.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212