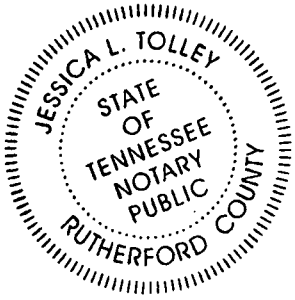
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert A. Pauley and Robert G. Nemer	Wilson Bank & Trust	096 11 0 109.00
(NAME)	(NAME)	
245 Collier Avenue	623 West Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Lebanon, TN 37088	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-Four Thousand Nine Hundred And No/100 Dollars ($124,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Richard M. Edwards, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert A. Pauley and Robert G. Nemer, as tenants in common**, 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:

Being Lot No. 923 on the Map of Cloverhill, Section XI, as of record in Book 2663, Page 26, Register's Office for said County.

Said Lot No. 923 fronts 260.2 feet on the southerly side of Lakeland Drive, and extends back 190.6 feet more or less on the westerly line and 150.4 feet more or less on the easterly line, to the center of McCrory Creek, measuring 210 feet more or less.

Being the same property conveyed to Richard M. Edwards, single by Special Warranty Deed from Federal Home Loan Mortgage Corporation dated January 21, 2013 and recorded March 14, 2013 in Instrument No. 201303140025420, in said Register's Office for Davidson County, Tennessee.

Said Property has never been the primary residence of the grantor or grantor's spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MFR-153741

BILL GARRETT, Davidson County
Trans:T20150081378 DEEDWARR
Recvd: 09/24/15 11:06 2 pgs
Fees:13.00 Taxes:462.13
20150924-0097120

unimproved ☐
This is improved ☒ property, known as 3133 Lakeland Dr., Nashville, TN 37214

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, has 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 16th day of September, 2015.

Richard M. Edwards

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Rick Edwards, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. *Richard M. Edwards, the

Witness my hand and official seal, this the 22nd of August, 2015.

Notary Public

My Commission Expires:

(SEAL)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Exp. 10-24-2017

File Number: MFR-153741