THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 252,000.00. Janice Collins Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF Sept 2015 R Walters Notary Public MY COMMISSION EXPIRES: 8.17.19 (AFFIX SEAL)
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	
BILL GARRETT, Davidson County Trans:T20150084395 DEEDWARR Recvd: 10/05/15 09:39 2 pgs Fees:13.00 Taxes:932.40 20151005-0100883	

RENNA ANN WALTERS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alex Edwards	Debra Edwards	MAP
553 Rosedale Avenue	7043 Bennington LA	PARCEL 118-04-0B-116.00-CO
Nashville, TN 37211-2089	Cumming, GA 30014	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Maggie Marie Collier, a single woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alex Dean Edwards, unmarried and Debra Enid Shore Edwards, married, as Tenants in Common with Right of Survivorship**

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 Unit No. 116 on the Plan of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101 et seq. as amended, Tennessee Code Annotated as established by Declaration of Covenants. Conditions and Restrictions of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20071120-0135916, Registers Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Registers Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the Plan of The Row at Berry Hill Townhomes, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20071120-0135916, for a more complete identification and description of said Unit.

Being the same property conveyed to Maggie Marie Collier, a single woman by Warranty deed from David Grant Clark and Caroline Webb, husband and wife of record in Instrument No. 20140603-0047744 Register's Office for Davidson County, Tennessee, dated May 29, 2014 and recorded on June 03, 2014 and Scrivener's Affidavit recorded on July 07, 2014 in Instrument No. 20140707-0059567. (Value of consideration shown in aforementioned deed $200,000.00.)

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **553 Rosedale Avenue, Nashville, TN 37211-2089.**

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 hand( ) this the 18th day of September, 2015.

Maggie Marie Collier

Maggie Marie Collier

STATE OF KENTUCKY

COUNTY OF HENDERSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Maggie Marie Collier** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of September, 2015.

My Commission expires: 06/10/2016
ID # 466868

Ruth Ann McCord
Notary Public

RUTH ANN MCCORD NOTARY PUBLIC STATE AT LARGE, KY