WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hayley Hovious	New Owner	
(NAME)	(NAME)	
3023 Woodlawn Drive		117-2-D 7.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **DANIELLE M. EDWARDS AND JEROME R. EDWARDS, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAYLEY HOVIOUS,*** 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:

*unmarried woman

Land in Davidson County, Tennessee, being Unit No. 7 on the Plan of Clairmont Condominiums, of record in Book 6200, Page 551, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Danielle M. Edwards and wife, Jerome R. Edwards by Warranty Deed from Dean M. Carucci and wife, Monique A. Legendre now known as Monique L. Carucci, recorded on the 24th day of February, 2005 in Instrument No. 20050224-0020348, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 6200, Page 551, said Register's Office; (c) Terms and provisions of Bylaws recorded in Book 7117, Page 70, Book 7637, Page 319 and Instrument No. 20140314-0021310., said Register's Office; (d) Charter of homeowners Association recorded in Book 7137, Page 826, said Register's Office; (e) Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE CLAIRMONT CONDOMINIUMS of record in Book 7096, Page 940, as amended by instrument(s) of record in Book 7108, Page 98 and Book 8263, Page 703; 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, said Register's Office; and (f) Rules and Regulations recorded at Instrument No. 20081210-0119056, said Register's Office.

unimproved
This is improved x property, known as 3023 Woodlawn Drive, Nashville, TN 37215
(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.

BILL GARRETT, Davidson County
Trans:T20150084643 DEEDWARR
Recvd: 10/05/15 14:03 2 pgs
Fees:13.00 Taxes:1165.50
20151005-0101224

Witness my hand this 24 day of September, 2015.

DANIELLE M. EDWARDS, BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

JEROME R. EDWARDS, BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24 day of September, 2015, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Danielle M. Edwards and Jerome R. Edwards and acknowledged that he executed the same as the free act and deed of Danielle M. Edwards and Jerome R. Edwards.

Witness my hand and official seal at Nashville, Tennessee this 24 day of September, 2015.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

Notary Public