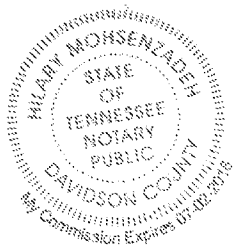
Davidson County	DEEDWARR
Recvd: 10/06/15 16:30	3 pgs
Fees:18.00 Taxes:444.00	
20151006-0102041	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kara Knecht	Sun West Mortgage Co	05303030700
(NAME)	(NAME)	
1501 Elliston Street	18000 Studebaker Road	
(ADDRESS)	Suite 208 (ADDRESS)	
Old Hickory, TN 37138	Cerritos, CA 90703	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William L. Edwards and wife, Donna L. Edwards**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kara Knecht**, hereinafter called the GRANTEE(S), their heirs and/or 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. 230, on the plan of Section C on the Plan of E. 1. duPont de Nemours and Company's Subdivision, as shown on plat of record in Book 1424, Page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 230 is described as follows: Beginning on the easterly side of Elliston Street at the corner of Lot No's 230 and 231; thence with the line between said lots eastwardly 71.1 feet to the corner of Lot No.s 221, 22, 230 and 231, thence with the line between Lot No's 221 and 230 northwardly 55 feet to the southerly side of Fifteenth Street; thence with said street westwardly 61.4 feet to the beginning of a curve, thence around said curve with a radius of 10 feet to the easterly side of Elliston Street; thence with said street southwardly 45 feet to the beginning.

Being the same property conveyed to William L. Edwards and Wife, Donna L. Edwards by Warranty Deed dated 03/14/2014 from Gloria Jean Hunt, a married woman and Beverly G. Regg, an unmarried woman of record in Instrument 20140318-0022199, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters as set forth per Plat Book 1424, Page 66, said Register's Office; Restrictive Covenants of record in Book 2028, Page 454, said Register's Office; Easement of record in Book 2028, Page 454, said Register's Office; Easement of record in Book 6845, Page 229, said Register's Office; Easement of record in Instrument 200207080081938, said Register's Office; General Power of Attorney of record in Instrument 200207080081937, said Register's Office; This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

* Single

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1501 Elliston Street, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or 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/or 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 2nd day of October, 2015.

William L. Edwards

Donna L. Edwards

State of Tennessee
County of Wilson

Personally appeared before me William L. Edwards and Donna L. Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of October, 2015.

Notary Public Tracey Trumpower
My Commission Expires: 2.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 7-2-18

Notary's Seal (if on paper)

HILARY MOHSENZADEH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).