RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288 - 28724

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8/27/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Guy Edwards	NEW OWNER	172-15-0-A-061.00CO
(NAME) P.O. Box 476	(NAME)	BILL GARRETT, Davidson County Trans:T20150098467 DEEDWARR Recvd: 11/19/15 11:10 2 pgs Fees:13.00 Taxes:906.50
(ADDRESS)	(ADDRESS)	20151119-0117430
Dahlonega GA 30533		
(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, **Aaron W. Edwards and Jamie C. Edwards, husband and wife,** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Guy Edwards and Marsha Edwards, husband and wife,** , 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. 73, on the plan of Section Five, Holt Woods, of record in Plat Book 9700, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Aaron W. Edwards and Jamie C. Edwards, husband and wife by Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated 7/28/2011 recorded 8/3/2011, of record in Instrument No. 20110803-0059661, in the Register's Office for Davidson County, Tennessee.

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 9700, Page 10, in the Register's Office for Davidson County, Tennessee.
All matters shown on the boundary plat of record in Plat Book 7900, Page 668, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 9570, Page 22, as amended in Book 9745, Page 41, in the Register's Office for Davidson County, Tennessee.
Charter of Holt Woods Homeowners' Association, Inc., of record in Book 9570, Page 5, in the Register's Office for Davidson County, Tennessee.
By-Laws of Holt Woods Homeowners' Association, Inc., of record in Book 9570, Page 13, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed to the Homeowners Association of record in Instrument No. 20020807-0095356, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other 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 1116 Holt Hills Place, Nashville, TN 37211
(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 17th day of November, 2015.

Aaron W. Edwards

Jamie C. Edwards

State of Tennessee
County of Williamson

Personally appeared before me Aaron W. Edwards and Jamie C. 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 17th day of November, 2015.

Notary Public
My Commission Expires: 8/27/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027