WARRANTY DEED

GINA DUNNING NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $133,000.00.

Lai Brue
Affiant

Subscribed and sworn to before me this 30th day of Dec., 2015.

Gina Dunning
Notary Public
My Commission expires: 9/25/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Chelsea Lauren Hawkins	New Owner	052-09-0-108.00
1250 Fernbank Drive	1250 Fernbank Dr.	
Madison, Tn 37115	Madison, TN 37115	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Billy Clifford Edgen**, married, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Chelsea Lauren Hawkins, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*Corinda L. Edgen joins in this conveyance to convey any and all marital rights she may have in and to said property

Being Lot No. 28 on the plan of Montague Park Subdivision, of record in Book 421, page 141, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 28 fronts 100 feet on the northeasterly side of Blue Grass Avenue and runs back between parallel lines with the northwesterly margin of Fern Bank Drive, 187.5 feet to a dead line.

Being the same property conveyed for the express purpose of creating an estate by the entireties in the grantee and grantor to Geneva F. Edgen, as tenant by the entirety, by deed from Billy Clifford Edgen, on June 28, 1990, of record in Book 8143, page 82, Register's Office for Davidson County, Tennessee. The said Geneva F. Edgen having died on December 1, 1997, leaving said property to Billy Clifford Edgen by right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, page 141, Register's Office Davidson County, Tennessee.

This is improved property known as: **1250 Fernbank Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 30th, 2015.

Billy Clifford Edgen by Karen Hoff as Attorney in Fact
Billy Clifford Edgen
By Karen Hoff, as attorney-in-fact

Corinda L. Edgen by Karen Hoff as Attorney in Fact
Corinda L. Edgen
By Karen Hoff, as attorney-in-fact

BILL GARRETT, Davidson County
Trans: T20160002717 DEEDWARR
Recvd: 01/12/16 08:47 2 pgs
Fees: 13.00 Taxes: 492.10

20160112-0002991

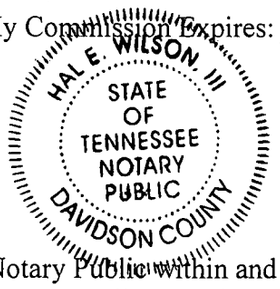
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Karen Hoff, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Billy Clifford Edgen, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Billy Clifford Edgen, the bargainor(s), by the said Karen Hoff, as Attorney-in-Fact.

WITNESS my hand and seal, this 30th day of December, 2015.

_____ My Commission Expires: 7/8/19
NOTARY PUBLIC



STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Karen Hoff, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Corinda L. Edgen, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Corinda L. Edgen, the bargainor(s), by the said Karen Hoff, as Attorney-in-Fact.

WITNESS my hand and seal, this 30th day of December, 2015.

_____ My Commission Expires: 7/8/19
NOTARY PUBLIC

