THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15126111

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $520,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of January, 2016.

Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans: T20160008449 DEEDWARR
Recvd: 02/01/16 12:44 2 pgs
Fees: 13.00 Taxes: 1924.00
20160201-0009515

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daxon D. Edwards 1102 BROOKMEADE DR Nashville TN 37204-4105	New Owner	Tax Parcel ID No. 13108002400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth Ford and Debbie Dunn Ford, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daxon D. Edwards and Natalie S. Edwards, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the plan of Duncanwood Subdivision, of record in Book 1424, Page 139, Register's Office for said county.

Said Lot No. 22 fronts 110.0 feet on the Easterly margin of Brookmeade Drive and extends back 246.3 feet on the Northerly line and 254.2 feet on the Southerly line to a broken line in the rear, measuring 109.4 feet thereon.

Being the same property conveyed to Kenneth Ford and Debbie Dunn Ford, Husband and Wife, by Warranty Deed from Catherine Beasley O'Bryan, unmarried, recorded on the 31st day of May, 2011 in Instrument No. 20110531-0041016, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DUNCANWOOD SUBDIVISION, as recorded in Plat Book 1424, Page(s) 139.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1102 BROOKMEADE DR Nashville TN 37204-4105

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of January, 2016.

Kenneth Ford by Will Chapman, Attorney in Fact
Kenneth Ford by Will Chapman
Attorney in Fact

Debbie Dunn Ford by Will Chapman, Attorney in Fact
Debbie Dunn Ford by Will Chapman
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Kenneth Ford and Debbie Dunn Ford, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 25th day of January, 2016.

J Anderson
Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018