BILL GARRETT, Davidson County
Trans:T20160012082 DEEDWARR
Recvd: 02/12/16 12:35 2 pgs
Fees:13.00 Taxes:482.85
20160212-0013817

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
Purchase - CD

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Catherine L. Edwards 7032 S. Hampton Blvd Antioch, TN 37013	US Bank 7601 Penn Ave S #A1 Richfield, MN 55423	151-10-A-134.00

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $ 130,500.00

Affiant

Subscribed and sworn to before me, this the 10 day of February, 2016.

Notary Public

My Commission Expires: 9-20-2017
(Affix Seal)

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Sharon D. Brown and William Brown, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Catherine L. Edwards and Nathaniel L. Edwards, wife and husband,** 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:

Land in Davidson County, Tennessee, being Lot No. 69, as shown on the map entitled Phase II, Villages of Long Hunter, of record in Instrument No. 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sharon D. Brown, an unmarried person by Warranty Deed from Bryan Johnson and wife, Dawn Johnson, dated April 7, 2006, recorded April 12, 2006, of record in Instrument No. 20060412-0042203, Register's Office for Davidson County, Tennessee.

William Brown joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is ☒ Improved OR ☐ Unimproved property located at: **7032 S. Hampton Blvd, Antioch, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number 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 10 day of **February, 2016.**

GRANTOR(S)

Sharon D. Brown

William Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Sharon D. Brown and William Brown** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 10 day of **February, 2016.**

Notary Public
My Commission Expires:

DMail to

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067