28507-8 Box 14

return to: Attorneys Title Company, Inc.

BILL GARRETT, Davidson County
Trans:T20160054884 DEEDWARR
Recvd: 06/28/16 10:08 4 pgs
Fees:23.00 Taxes:1624.30
20160628-0065709

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $439,000.00. Affiant Subscribed and sworn to before me, this 24 day of June, 2016. Notary Public My Commission Expires: 5-8-18

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows: Elizabeth Claussen Maners, et al 104 Keyway Drive Nashville, TN 37205	Send Tax Bills To: Farmington Mortgage 2002 Richard Jones Rd., Ste. 300A Nashville, TN 37215	Map-Parcel Number: 13001001500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER RYAN EDWARDS AND WIFE, CAROLINE RAINEY EDWARDS**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ELIZBETH CLAUSSEN MANERS AND JAMES HAMPTON MANERS, WIFE AND HUSBAND,** , hereinafter called the Grantees,

their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 59 and the southeasterly part of Lot No. 60 on the Plan of West Meade Farms, Section III, of record in Book 1835, page 4, Register's Office for Davidson County, Tennessee, described as follows:

Being at a point in the northeast margin of Keyway Drive at a point 3.6 feet northwest of the common corner of Lot Nos. 59 and 60; thence North 33 deg. 55 min. East 149.6 feet to a point in the line between Lot Nos. 57 and 60, said point being 5 feet northwest of the common rear corner of Lot Nos. 59 and 60; thence South 55 deg. 26 min. East along the line between Lot Nos. 57, 60, 58 and 59, 104.8 feet to a point in the northwesterly margin of Harding Road; thence along the margin of said Road, in the southwesterly direction 29.6 feet to a concrete monument, and continuing on said road, in the same direction 95.3 feet to an iron pin at the beginning of a curve; thence around said curve in a westerly direction 38.9 feet to a concrete monument in the northeasterly margin of Keyway Drive; thence with said Drive, in a northwesterly direction 77.6 feet to the beginning.

Being the same property conveyed to Christopher Ryan Edwards and wife, Caroline Rainey Edwards by deed from Donald L. Erwin and Laura E. Stubblefield Erwin, of record in Instrument No. 20100128-0007191, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2016 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1835, page 4, Register' s Office for Davidson County, Tennessee.

This is improved property known as: **104 Keyway Drive, Nashville, TN 37205.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 24th day of June, 2016.

Christopher Ryan Edwards

Caroline R. Edwards

Caroline Rainey Edwards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTOPHER RYAN EDWARDS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of June, 2016.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAROLINE RAINEY EDWARDS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of June, 2016

Notary Public

My Commission Expires: _____

WESLEY D TUPPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

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