WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160058786 DEEDWARR
Recvd: 07/11/16 11:03 2 pgs
Fees:13.00 Taxes:640.10

20160711-0070573

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: 12/28/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joni Lynn Cuquet	Joni Lynn Cuquet	094 16 0E 056.00
(NAME)	(NAME)	
818 Spence Enclave Ln.	818 Spence Enclave Ln.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **David A. Edwards and Josephine J. P. Edwards, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joni Lynn Cuquet, a single woman,** 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 Unit No. 56, on the Plan of Spence Enclave Townhomes, a Planned Unit Development, of record in Instrument Number 20061115-0141672; as amended in Instrument Numbers 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20100427-0031915, and Instrument Number 20121116-0105801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to David A. Edwards and wife, Joseph J. P. Edwards, as tenants by the entireties, by Quitclaim Deed to Create a Tenancy by The Entireties from David A. Edwards, dated February 25, 2015 and recorded March 2, 2015 in Instrument Number 20150302-0017910; and the same property previously conveyed to David A. Edwards, a single person, by Warranty Deed from R. J. York Homes, LLC, a Tennessee limited liability company, dated 10/20/09 and recorded 10/21/09 in Instrument Number 20091021-0097131, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2016 and subsequent years, a lien, but not yet due and payable.

Subject to all existing easements and all other matter shown on Declaration of Covenants, Conditions and Restrictions and By-Laws and Plan of record in 20061115-0141672; amended in Instrument Numbers 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20100427-0031915 (with Affidavit recorded in 20100428-0032407 providing more legible exhibit), and 20121116-0105801, said Register's Office

Subject to Storm Water Detention Agreement of record in Instrument Number 20051219-0151715, said Register's Office.

Subject to Landscape Agreement in Instrument Number 20090107-0001684, said Register's Office.

Subject to Sanitary Sewer Easements of record in Instrument Number 20060210-0016418 and Instrument Number 20060210-0016424, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 818 Spence Enclave Ln., Nashville, TN 37210
(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 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. 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 my/our hands this 8th day of July, 2016.

David A. Edwards

Josephine J. P. Edwards

State of Tennessee
County of Davidson

Personally appeared before me David A. Edwards and Josephine J. P. Edwards, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of July, 2016.

Notary Public
My Commission Expires: 12/28/19

File No.: 20161363

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019