[redacted] 2-5nm
Box 44

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160066030 DEEDWARR
Recvd: 08/01/16 15:17 2 pgs
Fees:13.00 Taxes:2327.30

20160801-0079234

P-KW-16-2008-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $629,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Ryan Edwards and Caroline Rainey Edwards	**Farmington Mortgage, a div of Capstar Bank**	
(NAME) **2008 Otter Valley Lane**	(NAME) **2002 Richard Jones Road, #300A**	**145-09-0-003-00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **POLYMATHIC PROPERTIES INC., A CALIFORNIA CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER RYAN EDWARDS AND WIFE, CAROLINE RAINEY EDWARDS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 24 on the Plan of Otter Creek Hills, as of record in Book 2900, Pages 110 and 111, Register's Office for Davidson County, Tennessee, and being Lot No. 24 on the Plan as amended in Book 4277, Page 10, and re-recorded in Book 4322, Page 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 160 feet on the Easterly margin of Otter Valley Lane, and extends back 382 feet on the Northerly line and 428.5 feet on the Southerly line, to a line in the rear on which it measures 178 feet.

Being the same property conveyed to Polymathic Properties Inc., a California Corporation by Warranty deed from Ruth Hammontree Anstey, John Stephen Hammontree and Lee Netterville Hammontree of record in Instrument No. 20150814-0081913 Register's Office for Davidson County, Tennessee, dated August 11, 2015 and recorded on August 14, 2015.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 2900, Pages 110 and 111, and Book 4277, Page 10, as re-recorded in Book 4322, Page 59;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2008 Otter Valley Lane, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 28th DAY OF JULY, 2016.

Polymathic Properties Inc., a California Corporation

By: _____

Title: CEO

STATE OF California
COUNTY OF Solano

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Member of Blue Mountain Enterprises, LLC, a California limited liability company, Authorized Representative of Polymathic Properties, Inc., the within named bargainor, a corporation, and that he as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27 day of July, 2016.

Kaila Hansen
Notary Public
My Commission Expires: Aug 15th, 2019

KAILA HANSEN
Commission # 2123680
Notary Public - California
Solano County
My Comm. Expires Aug 15, 2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212