File Box
248

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160075842 DEEDWARR
Recvd: 08/30/16 14:39 2 pgs
Fees: 13.00 Taxes: 555.00
20160830-0090955

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bradley F. Edmonds	Bradley F. Edmonds	03311005000
(NAME)	(NAME)	
P.O. Box 60561	P.O. Box 60561	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, I, **Pamela D. Witt, a single woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bradley F. Edmonds, a single man,,** 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:

Being Lot No. 214 on the plan of Section Three, Primrose Acres of record in Book 2900, page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert M. Wiggs and wife, Pamela D. Wiggs by deed from Callie E. Starks, a widow, dated 8/28/08, of record in Instr. No. 20080902-0089264, Register's Office for Davidson County, Tennessee. Robert M. Wiggs Quitclaimed his interest to Pamela D. Witt, pursuant to the Final Decree of Divorce Docket No. 2011-CV-1471, Circuit Court of Sumner County, Tennessee, of record in Instr. No. 20130726-0077714, said Register's Office.

This conveyance is subject to 2016 taxes, prorated and assumed by the Grantees; Subject to all matters as set out on the plan of record in Book 2900, page 71, said Register's Office; Subject to the restrictive covenants as set out in Book 3029, page 246, said Register's Office.

This property is being sold as is.

unimproved ☐

This is improved ☑ property, known as 901 Hamblen Drive, Madison, TN 37115

(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 sei ed 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 24th day of August, 2016.

Pamela D. Witt

State of Tennessee
County of Williamson

Personally appeared before me Pamela D. Witt, with whom I am personally ac uainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of August, 2016.

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019

File No.: 2016-080

