Davidson County DEEDWARR
Recvd: 11/14/16 13:42 3 pgs
Fees:18.00 Taxes:536.50
20161114-0119763

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-1105HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Heather Wood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of November, 2016.

Janet E. Gers
Notary Public
Commission Expires: 3-6-18

JANET E. GERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES MARCH 6, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Deborah Edwards 1835 11th Avenue North Nashville, TN 37208	~~Renasant Bank~~ SAME	081 07 0 441.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Everton Campell, Sr.

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Deborah Edwards and husband, Reginald Edwards

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, described as follows, to-wit:

Being the North 35 feet on Lot No. 40 on the Map of Williams and Valentiono's Subdivision of Lots Nos. 3 and 4, of the Woodard Property, of record in Plan Book 2, page 33, of the Chancery Court at Nashville. Said part of said lot fronts 35 feet on the westerly side of Woodard Avenue, now known as 11th Avenue, North, and runs back between parallel lines, with the South margin of Coffee Street, 150 feet to an alley.

BEING the same property conveyed to Everton Campbell, Sr. by Warranty Deed from Buna Welch Gafford, unmarried dated 08/27/93 and recorded 08/27/93 of record in Book 9060, Page 570, Register's Office for said County.

This property is not now, nor has it ever been, the primary residence of the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1835 11th Avenue North, Nashville, TN 37208.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of November, 2016.

Everton Campell, Sr.

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Everton Campell, Sr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 10th day of November, 2016.

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

BRENDA HUNTSMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

I, Heather D. Wood, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather D. Wood

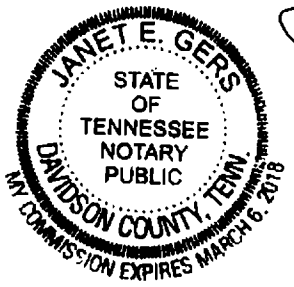
Heather D. Wood

State of Tennessee)

County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Heather D. Wood, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 03-6-2018



Janet E. Gers

Janet E. Gers