Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

File Number: 1701011

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of February, 2017.

Notary Public
My Commission Expires: 12/6/18

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

BILL GARRETT, Davidson County
Trans:T20170011503 DEEDWARR
Recvd: 02/08/17 09:21 3 pgs
Fees:18.00 Taxes:647.50
20170208-0013090

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Wilson C. Edwards	Flagstar Bank, FSB	096 16 0 184.00
787 Fitzpatrick Road	5151 Corporate Drive	
Nashville, TN 37214	Troy, MI 48098	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sean R. Truskowski and wife, Megan Truskowski, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Wilson C. Edwards, single man, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being Lot No. 5, Section One, Addition to Larchwood, as of record in Plat Book 6250, Page 429, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Sean R. Truskowski and wife, Megan Truskowski, by Deed from Kip Austin, married, dated November 30, 2006, of record in Instrument No. 20061205-0150111, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_improved ___unimproved property known as 787 Fitzpatrick Road, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 7th day of February, 2017.

Sean R. Truskowski

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sean R. Truskowski with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 7th day of February, 2017.

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: 10/24/17

WITNESS my hand this 6th day of February, 2017.

Megan Truskowski

State of Wisconsin
County of Kenosha

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Megan Truskowski with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Bristol, WI, this 6th day of February, 2017.

Notary Public at Large
My Commission Expires: 2/16/18

ANDREA C. SMITH
Notary Public
State of Wisconsin