Davidson County DEEDWARR Recvd: 03/14/17 10:21 3 pgs Fees:18.00 Taxes:1283.90 **20170314-0024852**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,000.00 Affiant Subscribed and sworn to before me, this 10th DAY OF March, 2017. Notary Public MY COMMISSION EXPIRES: 3/3/19 (AFFIX SEAL)
WARRANTY DEED KPG17-0909	

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBER
Stephen Lykins	Stephen Lykins	
909 B Russell St.	(NAME) 909 B Russell St.	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	082-16-0-433.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LAWANNA EDWARDS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEPHEN LYKINS AND KAREN LYKINS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs 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 Lot No. 1-B on the Plan of Zone Lot Division, Lot No. 1, Aeby Subdivision, of record in Plat Book 6200, Page 250, amending Plat Book 6200, Page 168, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ruth Odom by Deed from Federal National Mortgage Association of record in Book 7936, Page 322, Register's Office for Davidson County, Tennessee, dated August 17, 1989 and recorded on September 13, 1989. The said Ruth Odom having since died and the Estate of Ruthie J. Odom probated under Docket No. 05P-526 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, named William L. Odom, Joseph C. Odom, Cynthia S. Odom and Beverley O. Elving, as the heirs at law of Ruth Odom, deceased. (Also see Affidavit of Heirship of record in Instrument No. 20130805-0081739, in said Register's Office)
The said Ruth Odom is one and the same as Ruthie J. Odom.

Being the same property conveyed to LaWanna Edwards, unmarried by Warranty Deed from William L. Odom and Joseph C. Odom and Cynthia S. Odom and Beverly O. Elving, the heirs at Law of Ruth Odom, deceased, of record in Instrument No. 20130805-0081742, Register's Office for Davidson County, Tennessee, dated July 31, 2013 and recorded on August 05, 2013.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 6200, Page 250, Book 6250, Page 250, Book 6551, Page 73, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 909 B Russell St. , Nashville, Tennessee 37206
(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 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 10th day of March, 2017.

LaWanna Edwards

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of March, 2017, before me personally appeared LaWanna Edwards to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of March, 2017.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/13/2020

