Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 259,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF May, 2017 Notary Public MY COMMISSION EXPIRES (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170045461 DEEDWARR
Recvd: 05/30/17 10:33 2 pgs
Fees:13.00 Taxes:958.30
20170530-0053225

EMILY BETTS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires MAR. 2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Cain Irvin	new owner	
529 Whispering Hills Drive		147-15-0-131.00
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Weldon Brown as Trustee of the Testamentary Trust created under the Last Will and Testament of Edna Jo Edwards Brown, filed in Davidson County Probate Court as Case No. 17P729, with authority thereunder,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edward Cain Irvin and Christina Hazel Irvin, husband and wife**

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, being Lot No. 115 on the Plan of Whispering Hills, Section I of record in Plat Book 2331, Page 84, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 115 fronts 164.7 feet on the Southwesterly side of Whispering Hills Drive and runs back 218.4 feet on the Northwesterly line and 182.2 feet on the Southeasterly line to a broken line in the rear on which it measures 150.7 feet.

Being the same property conveyed to Walter Luke Edwards and wife, Edna Jo Edwards by Warranty deed from W. Bruce Meriwether and wife, Bonnie Meriwether of record in Book 4244, page 694, Register's Office for Davidson County, Tennessee, dated June 19, 1968 and recorded on June 20, 1968. The said Walter Luke Edwards having since died vesting fee simple to the wife, Edna Jo Edwards. The said Edna Jo Edwards having remarried and then being known as Edna Josephine Brown and since died February 2017, and by her will established a trust for the benefit of Luke Edwards, Jr. and named Weldon Brown, as Trustee of the Trust.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **529 Whispering Hills Drive, Nashville, TN 37211.**

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 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 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 the 22nd day of May, 2017.

The Edna Jo Edwards Brown Testamentary Trust

Weldon Brown Trustee

By: Weldon Brown, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Weldon Brown** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **The Edna Jo Edwards Brown Testamentary Trust** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Weldon Brown** as such **Trustee**.

Witness my hand and official seal this the 22nd day of May, 2017.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY