Davidson County DEEDWARR
Recvd: 06/30/17 12:57 3 pgs
Fees:18.00 Taxes:185.00
20170630-0066157

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of June, 2017.

Notary Public

My commission expires: 8.21.17

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Sassafras Place, LLC	Sassafras Place, LLC	14513004200
5405 Sassafras Place	5409 Sassafras Place	
Brentwood, TN 37027	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

James M. Edwards, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Sassafras Place, LLC, a South Carolina limited liability company

(hereinafter called the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 2, on the plan of the Resubdivision of Lot 3 as shown on the Plat of the Resub of Lots 3 & 4 Sassafras, of record in Book 6200, page 679, to which plat specific reference is hereby made for a more particular description, together with interest of the grantors herein, in and to a private road known as Sassafras Drive, also known as Sassafras Place, as shown on Plat of record in Book 5050, page 91 and subject to a road agreement as set out in Book 5304, page 836.

In addition to the aforesaid described property, also included with this conveyance is a 50 foot strip of land described as follows:

BEGINNING at an iron pin in the northeast corner of the 22.39 acre tract of land conveyed to James M. Edwards and wife, Nancy Coleman Edwards by Warranty Deed from H & S Development, Inc., of record in Book 5041, page 294, in the Register's Office for Davidson County, Tennessee, N 42° 09' 47" W 66.03 feet to a point; N 50° 56' W 52.13 feet to a point; N 22° 37' E 375.80 feet to a point in the southern right-of-way of Jefferson Davis Court; thence with said right-of-way S 67° 23' E 50.0 feet to a point; thence S 22° 37' W 270.0 feet to a point; thence S 0° 27' W 159.5 feet to the point of beginning. Said easement is of record in Tyne Valley Estates, Section 10, Book 3700, page 136, Register's Office for Davidson County, Tennessee.

BEING a portion of the same property conveyed to James M. Edwards and wife, Nancy Coleman Edwards, by Warranty Deed from H & S Development Company, Inc. of record in Book 5041, page 394, in the Register's Office for Davidson County, Tennessee, and also being a portion of the same property conveyed to James M. Edwards and wife, Nancy C. Edwards, by Warranty Deed from Robert A. Carter and wife, Bobbie A. Carter, of record in Book 5460, page 456, in the said Register's Office and being a portion of the same property conveyed to James M. Edwards by Quitclaim Deed from Nancy Lynn Edwards (aka Nancy Coleman Edwards) of record in Book 6488, page 393, in said Register's Office.

As unimproved property this is not now nor has it ever been the marital residence of Grantor or Grantor's spouse.

This is unimproved property known as 5405 Sassafras Place, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of the Resubdivision of Lot 3 as shown on the Plat of the Resub of Lots 3 & 4 Sassafras, of record in Book 6200, page 679, of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto executed this instrument on this the 29th day of June, 2017.

James M. Edwards

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, James M. Edwards, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 29th day of June, 2017.

Notary Public

My Commission Expires: 6.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 317209

SP 11/2015

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts

Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard

Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal