30100-8

Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 1152 DEEDWARR
09/15/2017 09:25:10 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20170915-0094397

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$345,000.00.**

Yumei Pan
Affiant

Subscribed and sworn to before me, this the 14 day of September, 2017.

Notary Public

My commission expires: 1/17/21
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Yumei Pan	**OWNER**	**Map 103-10-0 Parcel 046.00**
711 Canebrake Drive		
Nashville, TN 37209		

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

Roy Mike Edwards, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yumei Pan, married

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. 61 on the Plan of Section 4, Brookside Courts Addition No. 4, of record in Book 2083, Page 59, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Roy W. Edwards and wife, Nell Edwards, by Deed dated February 3, 1969 from Lerman L. Lee, a widower, of record in Book 4307, Page 311, Register's Office for Davidson County, Tennessee. The said Roy W. Edwards and Nell M. Edwards having quitclaimed to The Roy W. Edwards and/or Nell M. Edwards Revocable Living Trust, through Roy W. Edwards and Nell M. Edwards, Trustees, by Quitclaim Deed dated October 25, 2004, of record in Instrument No. 20041026-0128768, said Register's Office. Nell M. Edwards, also known as Nell Margaret Edwards, died testate on March 22, 2013 a resident of Nashville, Davidson County, Tennessee. Her husband, Roy W. Edwards, predeceased Nell M. Edwards on January 10, 2011. Prior to their death, Roy W. Edwards and Nell M. Edwards executed a Living Trust Agreement designated The Roy W. Edwards and/or Nell M. Edwards Revocable Living Trust Agreement on August 25, 2004 in Nashville, Davidson County, Tennessee. The establishment of said Revocable Living Trust was for the benefit of the Trustors, Roy W. Edwards and Nell M. Edwards (as husband and wife) during their lives and were designated Trustees until their deaths, resignation or incompetence. Upon the death of both original Trustees, Roy W. Edwards and Nell M. Edwards, Roy Mike Edwards, the original Trustees' son, was designated as First Successor Trustee. The terms of the Trust provided that upon the death of Roy W. Edwards and Nell M. Edwards, the Trust continued or was to be distributed in whole or in part by the Successor Trustee for the benefit of Roy Mike Edwards. A summary of the Trust is of record in Instrument No. 20041026-0128767 and Instrument No. 20041026-0128769, said Register's Office. The Undersigned, Roy Mike Edwards was appointed as Executor under Item IV of the Last Will and Testament of Nell Margaret Edwards dated August 28, 2004, which was admitted to probate in Will Book/Docket Number 13P-1059, on July 18, 2013, Office of the Probate Court for Davidson County, Tennessee. Pursuant to the Decedent's Will as above described and as Executor under IV of said Last Will, and as First Successor Trustee of The Roy W. Edwards and/or Nell M. Edwards Revocable Living Trust Agreement, Roy Mike Edwards, as Executor of the Last Will and Testament of Nell M. Edwards, being the same as Nell Margaret Edwards, deceased, and as First Successor Trustee of the said Living Trust has quitclaimed to Roy Mike Edwards, a married person, by Quitclaim Deed dated February 23, 2015, of record in Instrument No. 20150306-0019216, said Register's Office.

Emily Edwards, spouse of the above named Roy Mike Edwards, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 2083, Page 59, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X___) Unimproved (____) property, known as **711 Canebrake Drive, Nashville, TN 37209**

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 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/our hand(s) this 14 day of **September, 2017.**

Roy Mike Edwards

Emily Edwards

Roy Mike Edwards

Emily Edwards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Roy Mike Edwards and Emily Edwards,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of **September, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21