NEW OWNER:

EDRM, LLC
909 Glendale Lane
Nashville, TN 37204

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0511 KP

131-11-0-057.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 1258 DEEDWARR
09/15/2017 11:10:51 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20170915-0094534

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Eighty-Five Thousand and 00/100 Dollars** ($**485,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **SHERRY L. SPAIN**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **EDRM, LLC, a Tennessee Limited Liability Company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Being in the 7th Civil District of said County, Tennessee, being Lot No. 98 on the Plan of Section II, First Addition, Seven Hills of record in Plat Book 2663, Page 51, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 98 fronts 153 feet on the West side of Villa Green Drive and runs back between parallel lines 285 feet to a dead line.

Being the same property conveyed to Sherry L. Spain by Quitclaim Deed of Executrix deed from Sherry L. Spain as Executrix of the Estates of Kenneth C. Spain of record in Instrument No. 20100618-0047670 Register's Office for Davidson County, Tennessee, dated June 07, 2010 and recorded on June 18, 2010.

Being IMPROVED property known as 4613 Villa Green Drive Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 14th day of **September, 2017**.

SHERRY L. SPAIN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, SHERRY L. SPAIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of **September, 2017**.

NOTARY PUBLIC

My commission expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **485,000.00** .

AFFIANT

Sworn to and subscribed to before me this 14th day of ~~September~~, 2017.

NOTARY PUBLIC

My commission expires: 5-24-21

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY