Bill Garrett Davidson County
Batch# 18427 DEEDWARR
10/26/2017 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20171026-0109897

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 25th day of October, 2017, by and between Debra Edwards and husband, Reginald Edwards, party of the first part, and Hollis L Edwards, a single man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being the North 35 feet on Lot No. 40 on the Map of Williams and Valentiono's Subdivision of Lots Nos. 3 and 4, of the Woodard Property, of record in Plan Book 2, Page 33, of the Chancery Court at Nashville. Said part of said lot fronts 35 feet on the westerly side of Woodard Avenue, now known as 11th Avenue, North, and runs back between parallel lines, with the south margin of Coffee Street, 150 feet to an alley.

Being all or part of the same property conveyed to Deborah Edwards and Reginald Edwards by virtue of that certain Warranty Deed dated November 10, 2016, and being of record at Instrument No. 20161114-0119763, in the amount of $145,000.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Everton Campbell, Sr. by virtue of Warranty Deed dated August 27, 1993 at Book 9060, Page 570 in the said Register's Office.

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), his 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; 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), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Reginald Edwards

Debra Edwards

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified Reginald Edwards and Debra Edwards, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of October, 2017.

Notary Public

My Commission Expires: 9.25.19

Property Owner & Address:	Hollis L Edwards 1835 11th Ave N Nashville, TN 37208
Tax Parcel No	08107044100
Property Address:	1835 11th Ave N Nashville, TN 37208
MAIL TAX BILLS TO:	Owner at Owner's Address

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $280,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 25th day of October, 2017.

Notary Public

My Commission Expires: 9.25.19

Certificate of Authenticity

I, ASHLEE D PAGE, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

201710260109897