WARRANTY DEED

Bill Garrett Davidson County
Batch# 31661 DEEDWARR
11/30/2017 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,805.60
20171130-0122127

P-AVE-17-636

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $488,000.00.

Affiant

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/5/2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jesse W. Edmonds and Lauren A. Edmonds	New Owner	
(NAME) **636 Indian Ridge Drive**	(NAME)	**155-10-0A-044.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAMANTHA HOWINGTON AND RANDALL G. HOWINGTON, JR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSE W. EDMONDS AND LAUREN A. EDMONDS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 47 on the Plan of Final Plat, McCrory Trace Estates of record in Plat Book 6900, Page (s) 720 through 723, inclusive, and corrected in Book 7825, Page 429, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samantha Hickernell, an unmarried by Warranty deed from Andrew House and wife, Kristen House of record in Instrument No. 20151210-0124486 Register's Office for Davidson County, Tennessee, dated November 23, 2015 and recorded on December 10, 2015. Further, being the same property conveyed to Samantha Hickernell, an unmarried woman and Randall G. Howington, Jr., an unmarried man, as joint tenants, with rights of survivorship by Quitclaim deed from Samantha Hickernell, an unmarried of record in Instrument No. 20160818-0086379 Register's Office for Davidson County, Tennessee, dated June 24, 2016 and recorded on August 18, 2016.
The said Samantha Hickernell being one and the same, and now known, as Samantha Howington.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 6900, Pages 720-723, and corrected in Book 7825, Page 429;
- Covenants, Conditions and Restrictions of record in Book 7576, Page 846, Book 7241, Page 597 and Book 8135, Page 257;
- By-Laws of record in Book 7576, Page 831;
- HOA Charter of record in Book 7576, Page 821;
- Agreement for Dedication of Public Utilities of record in Instrument No. 20021104-0134797;
- Deed to HOA of record in Book 7820, Page 342, as corrected in Book 8013, Page 698;
- Easement for Transmission of record in Book 4150, Page 109;
- Restrictions of record in Instrument No. 20151210-0124486, Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **636 Indian Ridge Drive, Nashville, Tennessee 37221**.

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), their 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, 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 GRANTEE(S), 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 the 11th DAY OF OCTOBER, 2017.

Samantha Howington by PH Attorney in Fact
Samantha Howington by Paul Hinman, Attorney-In-Fact

Randall G. Howington, Jr. by PH Attorney in Fact
Randall G. Howington, Jr. by Paul Hinman, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SAMANTHA HOWINGTON AND RANDALL G. HOWINGTON, JR., and who acknowledged he/she/they executed the same as the free act and deed of the said SAMANTHA HOWINGTON AND RANDALL G. HOWINGTON, JR..

Witness my hand and official seal, this the 11th of October, 2017.

Notary Public
My Commission Expires: 3/3/2020
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, 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: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017