

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of January, 2018.

Notary Public

My commission expires: 1-8-19

Bill Garrett Davidson County
Batch# 49002 **DEEDWARR**
01/18/2018 03:14:26 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20180118-0005491

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Maxcy Edgerton and Lyn Radke	NEW OWNER	**133-02-0-141.00**
226 Antioch Pike		
Nashville, TN 37211		

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,

Pamela Marks-Shulman, unmarried

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

Maxcy Edgerton and Lyn Radke as tenants in common for life with remainder to survivor in common in fee

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

BEING Lot No. 1 and the Southerly one-half of a 14 foot alley lying adjacent to and immediately North of said Lot No. 1 on the Plan of Airdrie Subdivision " A", as of record in Book 547, page 10, Register' s Office for said County.

SAID Lot No. 1 fronts 50 feet on the Northerly side of Antioch Pike, formerly Mill Creek Valley Road, and extends back between parallel lines, together with part of said alley, 176 feet with the Easterly margin of Wingate Avenue to the center of said alley.

Less and except the portion of the property conveyed of record in Book 4491, Page 114 in the Register's Office for said County.

BEING the same property conveyed to Pamela Marks-Shulman by Warranty deed from Kimberly Watson of record in Instrument No. 20170221-0017534 Register's Office for Davidson County, Tennessee.

This is improved property known as 226 Antioch Pike, Nashville, TN 37211.

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, his heirs 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 Airdrie Subdivision "A" of record in Book 547, page 10, 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, his 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.

IN WITNESS WHEREOF, the Grantor has hereunto executed this instrument on this the 16th day of January, 2018.

Pamela Marks-Shulman

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, Pamela Marks-Shulman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she 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 16th day of January, 2018.

Notary Public
My Commission Expires: 7.19.21

SolomonParks File No. 80180185

