| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 975,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF FEBRUARY, 2018.<br>Notary Public<br>MY COMMISSION EXPIRES: 8-20-19<br>(AFFIX SEAL) |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 540<br>Nashville, TN 37203<br>P18-24381 | |

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019

# WARRANTY DEED

Bill Garrett Davidson County
Batch# 60467 DEEDWARR
02/20/2018 03:29:45 PM 2 pgs
Fees: $13.00 Taxes: $3,607.50

20180220-0016144

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | |
|---|---|---|
| Gregory Lee Edwards and Renee Susan Edwards | AMERIS BANK | |
| 610 Green Park | 1800 PARKWAY PLACE, STE 820 | 117130B06700CO |
| Nashville, TN 37215 | MARIETTA, GA 30067 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Angelo C. Valenti, married,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory Lee Edwards and Renee Susan Edwards, husband and wife,**

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. 610 on the Plan of Plat of Phase One of Abbottsford of record in Plat Book 6250, Pages 419 through 421, inclusive and as amended in Plat Book 6771, page 683, and Book 6800, Page 164, 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 Angelo C. Valenti and spouse, Ginger Lee Burroughs Valenti by Warranty deed from Haywood D. Cochrane, Jr., an unmarried person of record in Book 9880, page 620, Register's Office for Davidson County, Tennessee, dated November 07, 1995 and recorded on December 06, 1995. Ginger Lee Burroughs Valenti has since died on July 17, 2012, leaving Angelo C. Valenti as the surviving tenant by the entirety.

Rachel Valenti joins in the execution of this instrument to convey her interest as spouse of Angelo C. Valenti to the Grantee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **610 Green Park, Nashville, TN 37215.**

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, their heirs and assigns forever; and we do covenant with 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 hand this the 16th day of February, 2018.

Angelo C. Valenti

Rachel Valenti

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 **Angelo C. Valenti and Rachel Valenti,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16th day of February, 2018.

My Commission expires: 10-7-2019

Notary Public

