WARRANTY DEED

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SE

Bill Garrett Davidson County
Batch# 60474 DEEDWARR
02/20/2018 03:32:53 PM 2 pgs
Fees: $13.00 Taxes: $943.50
20180220-0016154

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Bobbie A. Edwards and Louis Edwards, Jr.	U.S. BANK NATIONAL ASSOCIATION	
(NAME)	(NAME)	
4409 Benchmark Drive	7601 PENN AVE. S, STE A1	151090A19700CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	RICHFIELD, MN 55423	
(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, WE, **TRACY S. PAYNE, MARRIED AND JOHN W. TROUT, II, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BOBBIE A. EDWARDS AND LOUIS EDWARDS, JR., WIFE AND HUSBAND**, 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, TN, being Lot No. 197 on the Plan of Phase II, Section I, Long Hunter Chase, of record in Book 7900, Pages 763 and 764, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Don Spangler and wife, Illa Spangler by Warranty Deed from Radnor Homes, Inc., recorded on the 30th day of January, 1996 in Deed Book 9931, Page 426, in the Register's Office of Davidson County, Tennessee. Illa Spangler died on August 23, 2012, leaving Don Spangler as sole surviving Tenant by the Entirety. Don Spangler aka Donald L. Spangler died on September 29, 2017. Tracy Payne and John W. Trout, II are the devisees under the Will of Donald L. Spangler probated under Docket No. 17P1737, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This was never the principal place of residence for Tracy S. Payne.

John S. Trut, II and John W. Trout, III are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 4409 Benchmark Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 16th day of February, 2018

TRACY S. PAYNE

JOHN W. TROUT, II

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 Tracy S. Payne and John W. Trout, II, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of February, 2018.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires November 5, 2019