Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Bill Garrett Davidson County
Batch# 79952 DEEDWARR
04/12/2018 09:25:19 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20180412-0034369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

Subscribed and sworn to before me, this 27th day of March, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHIRA MIRIAM GREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS:
Lewis C. Thompson, Doug Revere, Manuel S. Zeitlin 2519 Blair Blvd. Nashville, TN 37212	Lewis Thompson 8220 Wikle Road E. Brentwood, TN 37027	104-15-0-026.00

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, I/we, William E. Edwards, III, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Lewis C. Thompson, Doug Revere, and Manuel S. Zeitlin, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 90 on the Map of Sunset Park of record in Plat Book 332, Page 132, in the Register's Office for Davidson County, Tennessee.

Said westerly part of Lot No. 90 fronts 50 feet on the southerly side of Blair Boulevard and runs back between parallel lines 160.5 feet to the north line of Lot No. 71 on said map.

Being the same property conveyed to Sara Vaughan Edwards by Warranty Deed from Bessie C. Vaughan of record in Book 6358, page 307, Register's Office for Davidson County, Tennessee.

The said Sara Vaughan Edwards having since died on June 15, 2017. Title is now vested in William E. Edwards, III, as sole heir of Sara Vaughan Edwards. See Affidavit of Heirship of Record in Instrument No. *, Register's office for Davidson County, Tennessee.

*20180412-0034367 and 20180412-0034368

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2519 Blair Blvd., Nashville, Tennessee 37212

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/our hand(s) this 27th day of March, 2018.

William E. Edwards, III

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared William E. Edwards, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 27th day of March, 2018.

Notary Public

My Commission Expires: 10/3/21

