WARRANTY DEED

Bill Garrett Davidson County
Batch# 92494 DEEDWARR
05/15/2018 10:09:11 AM 2 pgs
Fees: $13.00 Taxes: $516.15

20180515-0046194

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

B-CL-18-1622

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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)
Christopher Ing	**SunTrust Mortgage, Inc.**	
(NAME)	(NAME)	**069-16-0-083.00**
PO Box 158706	**P O Box 26149**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Richmond, VA 23260-6149**	
(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, **JAMES A. EDMONDSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER ING, MARRIED,** 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 the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being Lot No. 5 on the Map of the Subdivision of A. T. Putman's 7 1/2 acre tract, not of record, described according to a survey made by John M. Sullivan, County Surveyor, dated October 5, 1946, as follows:

BEGINNING on the southerly margin of Ashton Avenue, at a point 210 feet east of the northeast corner of the property conveyed to Earnest J. Putman and wife, by deed from A.T. Putman and wife of record in Book 1451, Page 349, Register's Office for said County, being the corner of Lots Nos. 5 and 6; thence with said Avenue, eastward 70 feet to the corner of Lots Nos. 4 and 5; thence with the line between said two lots, southwardly 224.4 feet; thence westwardly 70 feet to the corner of said Lots Nos. 5 and 6; thence with the line between said two lots, northwardly 224.4 feet to the beginning.

Being the same property conveyed to James A. Edmondson by Warranty deed from Kirsten J. Robertson (formerly known as Kirsten J. Holland) and husband, John D. Robertson of record in Book 10512, page 148, Register's Office for Davidson County, Tennessee, dated June 27, 1997 and recorded on July 1, 1997.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1622 Ashton Ave, Nashville, Tennessee 37218-2506**.

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 10th DAY OF MAY, 2018.

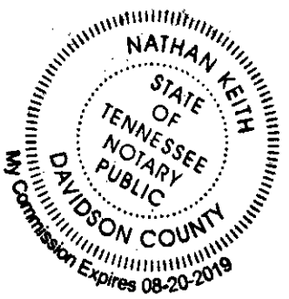
James A. Edmondson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES A. EDMONDSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of May, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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