THIS INSTRUMENT WAS PREPARED BY:

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24508

Bill Garrett Davidson County
Batch# 96043 **DEEDWARR**
05/23/2018 01:52:21 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20180523-0049484

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **150,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May 2018.

Notary Public

MY COMMISSION EXPIRES: May 2, 2022

(AFFIX SEAL)

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtney C. Borders	New Owner	
6324 Lake Road		02000001300
Joelton, TN 37080		
(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, **Richard Durwood Edwards, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Courtney C. Borders,**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A small tract of land in the 14th Civil District of Davidson County, Tennessee, near Ray's Lake or Lake Louise and described according to a copy of a survey thereof, dated March 1, 1952, by George W. Watkins, Surveyor and according to a survey by John Kohl, dated February 7, 1978, as follows:

Beginning at a point in the center line of an unpaved road as set out and shown on said surveys, an inner corner of John M. Ray Lands; thence with Ray's line, North 42 degrees West, 140 feet to a point near a white oak tree; thence North 47 degrees East, 140 feet to an iron pin; thence South 42 degrees East 122' feet to an iron pin in the center of said road; thence with the center of said road, South 51 degrees 51' West 61 feet, south 43 degrees 45' West 79 feet to the point of beginning.

Being the same property conveyed to Richard Durwood Edwards and wife, Jeanne Anne Chapman Edward by Warranty Deed from Mary Grace Mott, of record in Book 5826, page 31, Register's Office for Davidson County, Tennessee, dated December 01, 1981 and recorded on December 02, 1981. Further, being the same property conveyed to Richard Durwood Edwards by Quitclaim Deed from Jeanne Anne Chapman Edwards, of record in Book 7122, page 64, Register's Office for Davidson County, Tennessee, dated November 13, 1986 and recorded on January 30, 1987.

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 **6324 Lake Road, Joelton, TN 37080.**

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 22 day of May, 2018.

Richard Durwood Edwards

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 **Richard Durwood Edwards** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22 day of May, 2018.

My Commission expires: March 3, 2020

Notary Public

