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20180720-0070974

(1) GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED OF CONVEYANCE made and entered into on this 13 day of July, 2018, by and between **GERALD GENE EDWARDS II and JANICE FAYE EDWARDS, Trustee(s) under the terms of THE GERALD AND JANICE EDWARDS TRUST DATED 10-7-2016**, hereinafter known and referred to as **GRANTORS**, and **JAMES W. TELFORD** and **MEGHAN M. TELFORD**, husband and wife, hereinafter known and referred to as **GRANTEES**, whose tax mailing address is 321 Highland Heights Drive, Goodlettsville, TN 37072-3904;

W I T N E S S E T H :

For and in consideration of the sum of Two Hundred Thirty Thousand Dollars ($230,000.00), cash in hand paid by Grantees to Grantors, the receipt of all of which is hereby acknowledged, the Grantors, by these presents, hereby bargain, sell, alien, and convey unto the Grantee, in fee simple, his or her heirs and assigns forever, with Covenant of General Warranty of Title; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection, a certain tract of real estate more fully described as follows:

FOR LEGAL DESCRIPTION AND SOURCE OF TITLE SEE ATTACHED EXHIBIT A

Attached to and becoming a part of Deed between GERALD GENE EDWARDS II and JANICE FAYE EDWARDS, Trustee(s) under the terms of THE GERALD AND JANICE EDWARDS TRUST DATED 10-7-2016, as Grantor(s), and JAMES W. TELFORD and MEGHAN M. TELFORD, husband and wife, as Grantee(s).

IN TESTIMONY WHEREOF, witness the hand of the Grantors herein, all on this the day and year first above written. Gerald Gene Edwards II, Trustee under the terms of the Gerald and Janice Edwards Trust Dated 10-7-2016

GERALD GENE EDWARDS II, Trustee(s) under the terms of THE GERALD AND JANICE EDWARDS TRUST DATED 10-7-2016

Janice Faye Edwards, Trustee under the terms of the Gerald and Janice Edwards Trust Dated 10-7-2016

JANICE FAYE EDWARDS, Trustee(s) under the terms of THE GERALD AND JANICE EDWARDS TRUST DATED 10-7-2016

GRANTORS

STATE OF Tennessee)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 13 day of July, 2019, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **GERALD GENE EDWARDS II and JANICE FAYE EDWARDS, Trustee(s) under the terms of THE GERALD AND JANICE EDWARDS TRUST DATED 10-7-2016.**

Notary Public
My Commission Expires: 05-02-2022

CHARLES J YERKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN THIS OATH OF VALUE, I, or we, as Grantor(s) hereby swear or affirm that the actual consideration for this transfer is Two Hundred Thirty Thousand Dollars ($230,000.00), to the best of Grantors' knowledge, information and belief. Gerald Gene Edwards II, Trustee under the terms of The Gerald and Janice Edwards Trust Dated 10-7-2016

GERALD GENE EDWARDS II, Trustee(s) under the terms of THE GERALD AND JANICE EDWARDS TRUST DATED 10-7-2016

Janice Faye Edwards, Trustee under the terms of the Gerald and Janice Edwards trust dated 10-7-2016

JANICE FAYE EDWARDS, Trustee(s) under the terms of THE GERALD AND JANICE EDWARDS TRUST DATED 10-7-2016

AFFIANTS

STATE OF Tennessee)
)
Davidson COUNTY)

The undersigned, a Notary Public, does certify that on this 13 day of July, 2018, the foregoing was produced to me and was sworn to, acknowledged and delivered by **GERALD GENE EDWARDS II and JANICE FAYE EDWARDS, Trustee(s) under the terms of THE GERALD AND JANICE EDWARDS TRUST DATED 10-7-2016.**

Notary Public
My Commission Expires: 05-02-2022

CHARLES J YERKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
James W. Telford and Meghan M. Telford
321 Highland Heights Drive,
Goodlettsville, TN 37072-3904

Property Owner and Address:
James W. Telford and Meghan M. Telford
321 Highland Heights Drive,
Goodlettsville, TN 37072-3904

This instrument prepared without title examination by:



George O. Pearson, Esq.
TN Bar ID 024814
203 West Second Street
Lexington, KY 40507
(859) 253-2789

EXHIBIT A

Being Lot No. 34 on the Plan of Highland Heights Acres of record in Book 3700, Page 97, in the Register's Office for Davidson County, Tennessee.

Said lot fronts 91 feet on the Easterly margin of Highland Heights Drive and runs back 373.56 feet on the South side line and 346.25 feet on the North side line which intersects with the front line around a curve 39.27 feet in length.

Being the same parcel conveyed to GERALD GENE EDWARDS II and JANICE FAYE EDWARDS, Trustee(s) respectively, and his/her/their successors in a Revocable Living Trust for the benefit of GERALD GENE EDWARDS II and JANICE FAYE EDWARDS, under the terms of the GERALD AND JANICE EDWARDS TRUST DATED 10-7-2016, from GERALD G. EDWARDS, II and wife, JANICE F. EDWARDS, by virtue of a deed dated October 7, 2016, recorded November 29, 2016, as Instrument No. 20161129-0125130 County of Davidson, State of Tennessee.

Assessor's Parcel No: 025-11-O-35.00

True Copy Certification

I, John Janeway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – John Janeway

State of MICHIGAN

County of WAYNE

Personally appeared before me, Thomas S. Buxton, a notary public for this county and state, John Janeway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature – Thomas S. Buxton

My Commission Expires: February 4, 2020
Notary' Seal (if on paper)

THOMAS S. BUXTON
Notary Public, State of Michigan
County of Genesee
My Commission Expires Feb. 04, 2020
Acting in the County of WAYNE