WARRANTY DEED

Bill Garrett Davidson County
Batch# 122282 **DEEDWARR**
07/30/2018 12:46:29 PM 2 pgs
Fees: $13.00 Taxes: $1,272.80

20180730-0074101

J-BR-18-3059-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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)
Mary Taylor Spencer Edwards and Tyler A. Edwards	**New Owner**	
(NAME)	(NAME)	
3059 Ivey Point Rd.		**010-00-0-032.00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, **AS IS TWINS, LLC., A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY TAYLOR SPENCER EDWARDS AND TYLER A. EDWARDS, WIFE AND HUSBAND,** 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 10th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Hickerson, Engineers, dated January 25, 1964, as follows:

Beginning at a point in the center of Ivy Point Road, marked by a railroad spike, said point being the southwest corner of a tract of land described as Tract II in the deed conveying said land to Charles A. Gentry, as of record in Book 3679, page 299 Register's Office; thence north 7 deg. 5' east 1703.0 feet to an iron pin; thence south 85 deg, 45' east 200 feet to an iron pin; thence south 4 deg. 10' west 1850 feet to a railroad spike in the center of Ivy Point Road; thence with the center of said Road, north 65 deg. 58' 121 feet and north 53 deg. 4' west 186 feet to the point of beginning, containing 10 acres, more or less.

Being the same property conveyed to Terry Herman Kestner and wife, Hilda Christine Kestner by Warranty deed from John B. Rittenberry and wife, Ruth B. Rittenberry of record in Book 8224, page 148, Register's Office for Davidson County, Tennessee, dated October 23, 1990 and recorded on October 25, 1990.

Being the same property conveyed to Terry Herman Kestner by Quitclaim Deed from Hilda Christine Keltner of record in Instrument No. 20070131-0012676 Register's Office for Davidson County, Tennessee, dated January 29, 2007 and recorded on January 31, 2007.

Being the same property conveyed to As Is Twins, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Terry Herman Kestner of record in Instrument No. 20171215-0127924 Register's Office for Davidson County, Tennessee, dated December 15, 2017 and recorded on December 15, 2017.

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: **3059 Ivey Point Rd., Goodlettsville, Tennessee 37072**.

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 27th DAY OF JULY, 2018.

As Is Twins, LLC., a Tennessee Limited Liability Company

BY: _____

Gary C. Baker
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY C. BAKER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of AS IS TWINS, LLC., A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of July, 2018.

_____
Notary Public
My Commission Expires: 13-22
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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