Bill Garrett Davidson County
Batch# 123944 DEEDWARR
08/02/2018 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,543.31
20180802-0075615

# WARRANTY DEED

NEW REFERENCE NUMBER

CURRENT DERIVATION CLAUSE

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH M. CARLIN, Notary Public
City of Philadelphia, Phila. County
My Commission Expires August 26, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,110.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/26/2020

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Luke Edwards | Luke Edwards | 094-01-0-017.00 |
| (NAME) | (NAME) | |
| 521 South 11th Street | 521 South 11th St | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Nashville, TN 37206 | |
| (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 considerations, the receipt of which is hereby acknowledged, I, **Carrie M. Smith**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Luke Edwards and Starr Edwards**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Payne, Blakemore & Cummings' Addition, as of record in Book 57, Page 70, Register's Office for said County and the North 25 feet of Eastside Avenue which was closed by Metropolitan Ordinance No. 62-279, of record in Book 3677, Page 5, said Register's Office, said 25 feet lying south of and adjacent to Lot No. 12.

Said Lot No. 12 and part of Eastside Avenue closed fronts 75 feet on the Easterly side of South Eleventh Street and runs back between parallel lines 161 feet to an alley.

Being the same property conveyed to Carrie M. Smith by Warranty Deed from Cyrilla Artis, single, dated June 30, 2005 and recorded July 15, 2005 of record in Instrument No. 20050715-0082389, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the plat of record in Book 57, Page 70, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 521 South 11th Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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 hands this 30th day of July, 2018.

Carrie M. Smith

State of Tennessee
County of WILSON

Personally appeared before me Carrie M. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of July, 2018.

Notary Public: Christopher R. Jackson
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**1630 NW Broad St., Suite 100**
**Murfreesboro, TN 37129**

Certificate of Authenticity

I, MARY SCHNEIDER, 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

State of PENNSYLVANIA

County of PHILADELPHIA

Personally appeared before me, SARAH M. CARLIN, a notary public for this county and state, MARY SCHNEIDER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8/26/2020.

Notary's Seal (If on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH M. CARLIN, Notary Public
City of Philadelphia, Phila. County
My Commission Expires August 26, 2020