WARRANTY DEED

Bill Garrett Davidson County
Batch# 124449 **DEEDWARR**
08/03/2018 10:56:51 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20180803-0076375

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

JoAnn B Bremont
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TONYA B. CHERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN. My Commission Expires Nov. 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc., 7101 Executive Center Drive, Suite 151, Brentwood, TN 3702
File No.: 18-07-107

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL No.
RER2 Partnership	New Owner	
(NAME) 2200 Crestmoor Drive, Ste 100	(NAME)	117-16-0-111
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten And No/100 Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **EUGENE EDWARDS, III AND KRISTY L. EDWARDS, husband and wife,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **RER2 PARTNERSHIP, a Tennessee general partnership,** hereinafter called the grantees, their heirs and 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. 5 of Block "P" on the Plan of Maplehurst, of record in Book 843, Pages 22 and 23, said Register's Office.

Said Lot No. 5 fronts 70 feet on the southerly side of Grandview Drive and runs back between parallel lines 150 feet to a line in the rear which measures 70 feet thereon.

Being the same property conveyed to Eugene Edwards, III and wife, Kristy Edwards by Warranty Deed dated 02/21/1986 from Robert D. Rucker and wife, Amy O. Rucker of record in Book 6789, Page 676, Register's Office for Davidson County, Tennessee.

Kristy Edwards and Kristy L. Edwards are one and the same person.

unimproved ☐
This is improved ☒ property, known as 1309 Grandview Drive, Nashville, TN 37215
(House No.) (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 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 our hands this 1st day of August, 2018.

Eugene Edwards, III

Kristy L. Edwards

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared EUGENE EDWARDS, III, AND KRISTY L. EDWARDS, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 1st day of August, 2018.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

