WARRANTY DEED

File #17374

Karen Y Johnson Davidson County
Batch# 137970 DEEDWARR
09/07/2018 01:41:02 PM 2 pgs
Fees: $13.00 Taxes: $693.75

20180907-0088871

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 12-19-20

(AFFIX SEAL)

JOYCE JORDAN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Anderson	NEW OWNER	-081-12-0L-001.00-CO
(NAME)	(NAME)	And
1906 Linden Avenue		
(ADDRESS)	(ADDRESS)	081-12-0L-002.00-CO
Nashville TN 37212		
(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, **Geraldine Edmonds, a widow and Gerald W. Edmonds, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William J. Anderson, a married man,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Units A and B on the Plan of City View Condos on 6th, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record as Instrument No. 20080730-0077863, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of City View Condos on 6th as shown as an attachment to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Milton G. Edmonds, d/b/a, Affiliated Business Services by in Lieu of Foreclosure deed from Taurus McCain of record in Instrument No. 20100201-0008068 Register's Office for Davidson County, Tennessee, dated January 04, 2010 and recorded on February 01, 2010. (Unit A)

and

Being the same property conveyed to Milton G. Edmonds, d/b/a, Affiliated Business Services by in Lieu of Foreclosure deed from Taurus McCain of record in Instrument No. 20100201-0008062 Register's Office for Davidson County, Tennessee, dated January 04, 2010 and recorded on February 01, 2010. (Unit B)

Milton G. Edmonds having since died August 18, 2017, and his interest in the subject properties having passed to his heirs at law; his wife, Geraldine Edmonds, and his son, Gerald W. Edmonds. See Affidavit of Heirship of record in Instrument No. 20180907-0088870, Register's Office for Davidson County, Tennessee.

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.

unimproved ☐
This is improved ☒ property, known as 1615 6th Avenue North A & B, Nashville, TN 37208
(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 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 _____ day of September, 2018.

Geraldine Edmonds

Gerald W. Edmonds

STATE OF District of Columbia

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Geraldine Edmonds and Gerald W. Edmonds**, 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, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of September, 2018.

My commission expires: _____

Notary Public

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027