WARRANTY DEED

260794

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8/15/21

(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
Timothy Molloy	New Owner	173060B05400CO
(NAME)	(NAME)	
2319 Somerset Valley Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, we, Guy Wasson Edwards and Marsha Gail Edwards, Co-Trustees of The Edwards Family Trust, dated July 19, 2018, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Timothy Molloy , , a single man, 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 all of Lot 54 on the Plan of Final Plat, Phase One, Cambridge Park at Barnes Road Subdivision, of record in Plat Instrument No. 201209120082696, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Guy Wasson Edwards and Marsha Gail Edwards, Co-Trustees of The Edwards Family Trust, dated July 19, 2018 by Quitclaim Deed from Guy W. Edwards and Marsha G. Edwards, husband and wife, dated July 19, 2018 and recorded July 23, 2018 of record in Instrument No. 20180723-0071687, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Guy W. Edwards and Marsha G. Edwards, husband and wife by Warranty Deed from Atkins & Associates Homebuilders, Inc., dated February 12, 2015 and recorded February 18, 2015 of record in Instrument No. 20150218-0014213, Register's Office for Davidson County, Tennessee.THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2018 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Instrument No. 20120912-0082696, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 20130702-0068358 and Amendment recorded as Instrument No. 20151208-0123306, Register's Office for Davidson County, Tennessee.
Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 20140507-0038967, Register's Office for Davidson County, Tennessee.

Karen Y Johnson Davidson County
Batch# 140330 DEEDWARR
09/12/2018 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,095.20
20180912-0090674

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 ☒ 2319 Somerset Valley Drive, Antioch, TN 37013
(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 6th day of September, 2018.

Guy Wasson Edwards and Marsha Gail Edwards, Co-Trustees of The Edwards Family Trust, dated July 19, 2018

By: _____
Guy Wasson Edwards
Its: Co-Trustee

_____
By: Marsha Gail Edwards
Its: Co - Trustee

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the county and state, the within named Guy Wasson Edwards and Marsha Gail Edwards, Co-Trustees of The Edwards Family Trust, dated July 19, 2018, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal this 6th day of September, 2018.

_____
Notary Public:
My Commission Expires: 07/11/22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

201809120090674

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

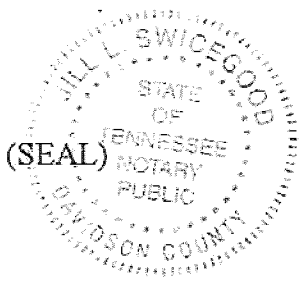
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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