39B

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155109 DEEDWARR
10/30/2018 11:54:46 AM 2 pgs
Fees: $13.00 Taxes: $2,079.40

20181030-0107344

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $562,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29TH DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHELAY POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires MAR 8, 2022

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James J. Hea and Joanne Mayfield	Owner	103-08-0I-001.00 CO
(NAME) 4005 A Colorado Avenue	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS) ,	
(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, SUZANNE N. EDMONDSON, UNMARRIED AND GILBERT. H. EDMONDSON, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES J. HEA AND JOANNE D. MAYFIELD, HUSBAND AND WIFE, 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 Unit No. 4005A on the Declaration Establishing 4005 Colorado Avenue of record in Instrument 20111013-0079647, as amended by First Amendment to Declaration Establishing 4005 Colorado Avenue to Amend to a Declaration of Protective Covenants, Conditions and Restrictions for 4005 Colorado Avenue, a Townhouse Planned Unit Development or record in Instrument 20120607-0049915, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to SUZANNE N. EDMONDSON, UNMARRIED AND GILBERT H. EDMONDSON, UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from LUEHRSEN CONSTRUCTION, LLC, of record in Instrument No. 20120703-0058403, dated June 26, 2012, said Register's Office.

This conveyance is subject to: 2018 property taxes which are a lien, due and payable, but not yet delinquent; all matters as shown on the Declaration Establishing 4005 Colorado Avenue of record in Instrument 20111013-0079647, as amended by First Amendment to Declaration Establishing 4005 Colorado Avenue to Amend to a Declaration of Protective Covenants, Conditions and Restrictions for 4005 Colorado Avenue, a Townhouse

Planned Unit Development or record in Instrument 20120607-0049915, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4005 A Colorado Avenue, Nashville, TN 37205

(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 our hands this 29th day of October, 2018.

Suzanne N. Edmondson

By: _____, her attorney-in-fact

Suzanne N. Edmondson
By: Paul F. Soper, her attorney-in-fact

Gilbert H. Edmondson

By: _____, his attorney-in-fact

Gilbert H. Edmondson
By: Paul F. Soper, his attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Suzanne N. Edmondson and Gilbert H. Edmondson, as their duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Suzanne N. Edmondson and Gilbert H. Edmondson.

Witness my hand and official seal at Nashville, TN, this 29th day of October, 2018.

_____
Notary Public

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 9/7/21