THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE, COUNTY OF Davidson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 113 Brentwood, TN 37027 P19-9761-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 526,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF February 2019 Notary Public MY COMMISSION EXPIRES: 5-3-21 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
KATHLEEN T. MORRIS
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Karen Johnson Davidson County
Batch# 203513 DEEDWARR
03/07/2019 03:53:38 PM 2 pgs
Fees: $13.00 Taxes: $1,946.20

20190307-0021246

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary K. Edwards	LoanDepot.com LLC	
5232 Trousdale Drive	4800 N. Scottsdale Rd. Ste 3800	104-14-0-048.00
Nashville, TN 37220	Scottsdale, AZ 85251	
(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, WE, **Maureen Doyle, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary K. Edwards and Adam C. Edwards, wife and husband**

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:

Being the westerly half of Lot No. 17 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Plat Book 421, Page 16, Register's Office for said County, to which plan reference is made for a more complete description.

Said Westerly half of Lot No. 17 fronts 40 feet on the Northeasterly side of Westmoreland Avenue and runs back between parallel lines 185 feet to a 15 foot alley.

Being the same property conveyed to Maureen Doyle Amlicke, unmarried by Warranty deed from Jeffrey Spark and wife, Gail L. Addlestone of record in Instrument No. 20030429-0056825 Register's Office for Davidson County, Tennessee, dated 04/24/2003 and recorded on 04/29/2003.

Being the same property conveyed to Maureen Doyle by Special Warranty deed from Maureen Doyle, who acquired title as Maureen Doyle-Amlicke of record in Instrument No. 20160811-0083624 Register's Office for Davidson County, Tennessee, dated 07/20/2016 and recorded on 08/11/2016.

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.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **2924 Westmoreland Drive, Nashville, TN 37212.**

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 the 28th day of February, 2019.

Maureen Doyle

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Maureen Doyle** 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 acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of February, 2019.

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY