Karen Johnson Davidson County
Batch# 217160 DEEDWARR
04/12/2019 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20190412-0033763



State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$670,000.00**.

Affiant

Subscribed and sworn to before me, this the 12th day of April, 2019.

Notary Public

My commission expires: October 7, 2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
STD Properties, LLC	**NEW OWNER**	**103-13-0-011.00**
402 W. Hillwood Drive	402 W. Hillwood Drive	
Nashville, TN 37205	Nashville, TN 37205	

FOR AND IN 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,

Susan W. Edwards, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STD Properties, LLC, a Tennessee limited liability company

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. 46-A on the Plan of Division of Lot 46, Hillwood Estates, Section Five of record in Plat Book 3842, Page 145, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Southerly margin of Hickory Valley Road at the corner of Lots Nos. 46-A and 46-B; thence with the line between said two lots Southerly 320.8 feet to the Northerly margin of West Hillwood Drive; thence with the same North 73 degrees 00 minutes West 170.33 feet to the beginning of a curve; thence around said curve having a radius of 35 feet Northwesterly 49.28 feet to the Easterly margin of Hickory Valley Road; thence with the same Northeasterly 392.26 feet to the beginning.

Being the same property conveyed to William I. Edwards, III and wife, Susan W. Edwards by deed dated August 28, 1984 from D.H. Payne, Jr., a single person of record in Book 6370, page 574, Register's Office for Davidson County, Tennessee. The parties having since divorced. By Quitclaim Deed dated May 28, 2004 of record in Instrument No. 20040720-0086823, Register's Office for Davidson County, Tennessee, William I. Edwards, III conveyed his interest in subject property to Susan W. Edwards. Susan W. Edwards and Susan Winters Edwards are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **6009 Hickory Valley Road, Nashville, TN 37205**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 12th day of April, 2019.

Susan W. Edwards

Susan W. Edwards

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Susan W. Edwards**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **12th** day of **April, 2019.**

Notary Public

My Commission Expires: 10-3-2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, GEORGE E. MUDTER 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

