Name and Address of New Owner:
Brandon R. Edwards and Kara M. Edwards
709 Turner Court
Old Hickory, TN 37138

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 248396 DEEDWARR
06/25/2019 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20190625-0061455

Map & Parcel No: 064030C01500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Judy Lynn Goodman, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brandon R. Edwards and Kara M. Edwards, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 289 on the Plat of Brandywine Pointe Subdivision, Phase One, Section 2, Estate Section, of record in Book 7900, Page 165, and as revised in Book 7900, Page 172, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Judy Lynn Goodman, a single woman by Quitclaim Deed from Lynn Goodman dated March 10th 2014 and recorded March 13th 2014 in Instrument No. 20140313-0021179 in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed by Quitclaim Deed from Bruce R. Goodman to Lynn Goodman dated September 28th 2004 and recorded September 30th 2004 in Instrument No. 20040930-0117808 and Warranty Deed from Frank Batson Quality Homes, Inc. to Bruce R. Goodman and wife, Lynn Goodman as recorded on the March 4th 1991 in Deed Book 8303, Page 72, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of June, 2019.

Judy Lynn Goodman (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of June, 2019, before me personally appeared Judy Lynn Goodman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of June, 2019.

WILLIAM D. CASTLEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Signature
My commission expires: 05/09/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 11th day of June, 2019.

WILLIAM D. CASTLEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires: 05/09/2023
File No. 19-315

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
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Nashville, TN 37212