Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 248582 DEEDWARR
06/26/2019 08:43:59 AM 2 pgs
Fees: $13.00 Taxes: $2,329.89

20190626-0061732

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value or consideration, whichever is greater, for this transfer is $629,700.00.

Affiant

Sworn to and subscribed before me this 13 day of June, 2019.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Brian Patrick Edge & Cynthia Page Edge	814 Evansdale Drive	Owner	146-10-0-0025.00
814 Evansdale Drive			
Nashville, TN 37220	Nashville, TN 37220		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, Harriet Greer, a single woman (Grantor), has bargained and sold and by these presents does hereby transfer and convey unto **Brian Patrick Edge and Cynthia Page Edge, husband and wife** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Williamson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Forest Park Subdivision of record in Plat Book 2900, Page 122, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 5 fronts 134.0 feet on the Northerly margin of Evansdale Drive and extends back 324.0 feet on the Easterly line(s) and 326.0 feet on the Westerly line to a dead line in the rear, measuring 134.0 feet thereon.

Being the same property conveyed to Harriet Greer by Warranty deed from David High and spouse, Jane L. Shoun of record in Instrument No. 20040226-0022048 Register's Office for Davidson County, Tennessee, dated February 26, 2004 and recorded on February 26, 2004.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2019, a lien not yet due and payable.
All matters shown on the Plan of record in Plat Book 2900, Page 122, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 3429, Page 111, in the Register's Office for Davidson County, Tennessee.
Agreement regarding road of record in Book 3162, Page 513, in the Register's Office for Davidson County, Tennessee.
Sanitary Sewers and/or Storm Drainage of record in Book 7704, Page 552, in the Register's Office for Davidson County, Tennessee.
Easement for construction and maintenance of water system of record in Book 909, Page 337, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7765, Page 534, in the Register's Office for Davidson County, Tennessee.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 12 day of June, 2019.

Harriet Greer

Harriet Greer

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E Mort IV, the undersigned, a Notary Public, in and for said State and County, **Harriett Greer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, ~~this the~~ 12 day of June, 2019.

NOTARY PUBLIC

My Commission Expires: 12.29.20

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY