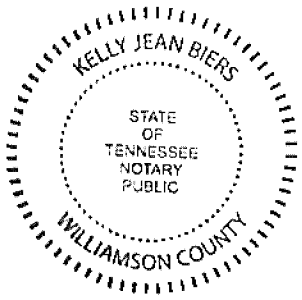
 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF _____ The actual consideration or value, whichever is greater, for this transfer is $179,000.00. _____ Affiant Subscribed and sworn to before me this 3rd day of July, 2019. _____ Notary Public My commission expires: May 9, 2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Charlotte Ann Edwards and Joe Michael Edwards	**Charlotte Ann Edwards and Joe Michael Edwards**	**141-06-0D-164.00-CO**
3425 Harpeth Springs Drive	**3425 Harpeth Springs Drive**	
Nashville, TN 37221	**Nashville, TN 37221**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Henry Nichols, an Unmarried Man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Charlotte Ann Edwards and Joe Michael Edwards, Wife and Husband

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 164 on the Plan of Riverbridge Community, a Planned Unit Development of record in Plat at Instrument No. 20030213-0019999, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Henry A. Nichols, unmarried by Warranty deed from Janet L. Leech, an unmarried woman of record in Instrument No. 20091203-0110826 Register's Office for Davidson County, Tennessee, dated November 25, 2009 and recorded on December 03, 2009. (Value of consideration shown in aforementioned deed $145,000.00.) Being also known as 3425 Harpeth Springs Drive 164 Nashville, Tennessee 37221.

Karen Johnson Davidson County
Batch# 257407 DEEDWARR
07/16/2019 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $662.30
20190716-0069385

201907160069385

This is ☒ improved ☐ unimproved property known as **3425 Harpeth Springs Drive, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3rd day of July, 2019.

Henry Nichols

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Henry Nichols, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 3rd day of July, 2019.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 19-000128-528

SP 11/2015

Certificate of Authenticity

I, John W. Bishop, 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, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBER

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)