Karen Johnson Davidson County
Batch# 259659 **DEEDWARR**
07/19/2019 03:36:49 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20190719-0071142

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: id-RMK-19-1846

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this 17th day of July, 2019.

Notary Public
My commission expires: 7/6/20

Address of New Owner:	Send Tax Bills to:	Tax Information
Jacob C. Edwards and Margaret I. Edwards 1840 Welcome Lane Nashville, TN 37216	new owners	072-12-0-262

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Kimberly A. Logan, an unmarried woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jacob C. Edwards and Margaret I. Edwards, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 339 on the Plan of Section Three, Burchwood Gardens of record in Plat Book 2900, Page 116, 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 Kimberly A. Logan by Special Warranty Deed from Secretary of Veterans Affairs, an officer of the United States of America of record in Instrument No. 20020927-0117982 Register's Office for Davidson County, Tennessee, dated September 18, 2002 and recorded on September 27, 2002. (Value of consideration shown in aforementioned deed $100,000.00.) Being also known as 1840 Welcome Ln Nashville, Tennessee 37216.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Section Three Burchwood Gardens of record in Book 2900 Page 116 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1840 Welcome Lane, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 17th day of July, 2019.

Kimberly A. Logan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of July, 2019, before me personally appeared Kimberly A. Logan, 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 17th day of July, 2019.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY