Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 288138 **DEEDWARR**
09/19/2019 09:59:06 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20190919-0095143

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

**THIS INSTRUMENT WAS PREPARED BY**
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Janice Pilkington<br>5037 Marc Drive<br>Nashville, TN 37211 | NEW OWNER | 172-10-0-001 |

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Scott Edwards and wife, Peggy Edwards, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Janice Pilkington, a single woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 60, on the plan of SECTION TWO, HARVARD ESTATES, as shown on plat of record in Book 4675, Page 61, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said Lot No. 60 fronts 115.00 feet on the southwesterly margin of Marc Drive and extends back 262.42 feet on the nortwesterly line and 323.92 feet on the souteasterly line to a dead line in the rear, measuring 203.09 feet theron.

Being the same property conveyed to Scott Edwards and wife, Peggy Edwards by Deed from Ronald M. Dennis and Joyce C. Dennis, dated 06/16/1978 and recorded 06/19/1978, of record in Book 5299, Page 967, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 5037 Marc Drive, Nashville, TN 37211

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 the 13th day of September, 2019.

Scott Edwards

Peggy Edwards

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Scott Edwards and Peggy Edwards with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 13th of September, 2019.

Notary Public

My Commission Expires:

(SEAL)

