Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1376

Karen Johnson Davidson County
Batch# 314081 DEEDWARR
11/12/2019 09:51:26 AM 2 pgs
Fees: $13.00 Taxes: $3,228.25
20191112-0116170

Return to:
Bankers Title & Escrow
3310 West End Ave., Ste 540
Nashville, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brooks T. West and Ashley Brooke West, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Winston Darwin Edwards II and Allyson Lyons Edwards, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being the easterly 61.5 feet of Lot No. 133 on the Plan of Williams' First Addition to Edgefield, now East Nashville, as of Record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

Said portion of Lot No. 133 fronts 61.5 feet on the southerly side of Boscobel Street and extends back between parallel lines, with the westerly margin of South 9th Street, 175.0 feet to an alley.

Being the same property conveyed to Brooks T. West and Ashley Brooke West, husband and wife, by deed from Alton Brooks Parker, dated October 11, 2013, of record in Inst. No. 20131030-0112471, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 822 Boscobel Street, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

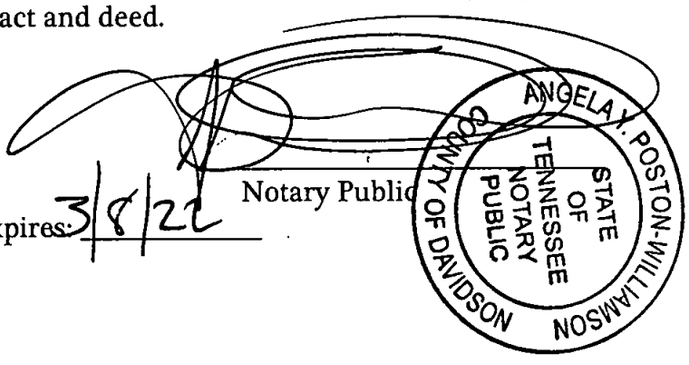
WITNESS THE EXECUTION HEREOF this 8th day of November, 2019.

Brooks T. West

Ashley Brooke West

State of Tennessee)
County of Davidson)

On this 8th day of November, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Brooks T. West and Ashley Brooke West, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary Public

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 872,500.00.

Affiant

Sworn and subscribed before me on this the 8th day of November, 2019.

Notary Public

My Commission Expires: 1-6-20

NEW OWNER:
Winston Darwin Edwards II
822 Boscobel Street
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT:

TAX MAP-PARCEL #:
082-16-0-344.00