33071-5

WARRANTY DEED

Karen Johnson Davidson County
Batch# 389190 **DEEDWARR**
04/21/2020 10:14:56 AM 2 pgs
Fees: $13.00 Taxes: $897.25

20200421-0041509

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$242,500.00.**

Derrick Minyard
Affiant

Subscribed and sworn to before me, this the 17th day of April, 2020.

Notary Public

My commission expires: 9/9/20

(AFFIX SEAL)

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Derrick Minyard and Rachel Minyard	**Angel Oak Home Loans, LLC**	**095-08-0-137-00**
2556 Hibbitts Road	**980 Hammond Dr, Ste 200**	
Nashville, TN 37214	**Atlanta, GA 30328**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

D. Jacqueline Edwards, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Derrick Minyard and Rachel Minyard, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 37 on the Plan of Woodberry Park, of record in Book 2133, pages 117, 118 and 119, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all the same property conveyed to Georgia P. Morgan and D. Jacqueline Edwards, by Deed dated April 29, 1977 from Kenneth Aloysius Heichelbech and wife, Rose W. Heichelbech, of record in Book 5145, page 864, Register's Office for Davidson County, Tennessee. The said Georgia P. Morgan died March 23, 1999. The said property was devised to Jacqueline Edwards pursuant to the Last Will and Testament of Georgia Patton Morgan, of record in Will Book 227, page 220, Probate Court for Davidson County, Tennessee and of record in Book 11450, page 956, Register's Office for Davidson County, Tennessee. D. Jacqueline Edwards being one and the same person as Jacqueline Edwards.

1. **THE conveyance of the above described parcel of land is subject to the following:**
2. **The Plan of record in Plat Book 2133, Pages 117, 118, 119, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. NOTE: Tennessee Valley Authority transmission lines located across the rear of said lot.**
3. **Restrictive Covenants contained in instrument of record in Book 2297, Page 194, Register's Office for Davidson County, Tennessee. NOTE: Said restrictions are not applicable to portions thereof that have already expired.**
4. **Grant of Transmission Line Easement of record in Book 1163, page 663, said Register's Office.**
5. **Taxes for the current year, which have been prorated and assumed by Grantee(s) and subsequent years not yet due and payable.**

The property conveyed herein is not the place of residence of the Grantor.

THIS INSTRUMENT IS BEING EXECUTED ON BEHALF OF D. JACQUELINE EDWARDS, PURSUANT TO A POWER OF ATTORNEY EXECTUED BY SAME ON THE 10TH DAY OF APRIL, 2020, OF RECORD IN INSTRUMENT NO. 20200421-0041508 **, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

This is improved property, known as **2556 Hibbitts Road, Nashville, TN 37214**

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 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 **17th** day of **April, 2020.**

D. Jacqueline Edwards By Andrew Wood ATTORNEY IN FACT

D. Jacqueline Edwards,
By: Andrew Wood, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Andrew Wood,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **D. Jacqueline Edwards,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Andrew Wood,** for the purpose therein contained, by signing the name of **Andrew Wood,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **17th day of April, 2020.**

Notary Public

My Commission Expires: 8/7/20

JEFFREY LEE BROTHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY