39B

Lenders Title Company File No. 21-000019-525

Karen Johnson Davidson County
Batch# 579557 **DEEDWARR**
02/26/2021 02:50:59 PM 2 pgs
Fees: $13.00 Taxes: $4,625.00

20210226-0024892

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,250,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of February, 2021.

Notary Public

My commission expires: 7/9/2022

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Exp. JULY 9, 2022

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Heath Hamilton Edwards and Carolyn Wahl Edwards	F & M Bank	**130-02-0C-002.00-CO**
114A Lasalle Court	50 Franklin St	
Nashville, TN 37205	Clarksville, TN 37040	

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,

Alison A. Perry, an unmarried woman

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

Heath Hamilton Edwards and Carolyn Wahl Edwards, husband and wife

(hereinafter called the "Grantees"), their 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 B on the Plan of 114 Lasalle Cottages, a Horizontal Property Regime with Private Elements established by Declaration of Covenants, Conditions and Restrictions for 114 Lasalle Cottages, a Horizontal Property Regime with Private Elements, as of record as Instrument No. 20130709-0070856 with Plat attached as Exhibit "B" 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 Alison A. Perry, an unmarried woman by Warranty deed from Paragon Designs, LLC, a Tennessee limited liability company of record in Instrument No. 20150810-0079925 Register's Office for Davidson County, Tennessee, dated August 05, 2015 and recorded on August 10, 2015.

This is property known as **114A Lasalle Court, Nashville, TN 37205.**

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 Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that she 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 Grantees.

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 herself, her 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 25th day of February, 2021.

Alison A. Perry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Alison A. Perry, 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 25th day of February, 2021.

Notary Public
My Commission Expires: 9/29/21



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