WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

J-AR-22-104

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mike Anthony Aranda	**SWBC Mortgage Corporation**	
(NAME) **104 Lanier Dr.**	(NAME) **9311 San Pedro Ave., Ste. 100**	**043-14-0-062.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRYAN EDGING,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MIKE ANTHONY ARANDA, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2 on the Map of the Subdivision of the Bernice L. Dickerson property. Said Plan not being of record, described according to a survey made by Erle Drake, County Surveyor, October 30, 1929, and further described according to a mortgage loan inspection by Cantrell Kemp Surveyors, RLS # 1638, dated May 23, 2002, as follows:

Beginning at a point in the West margin of Lanier Drive 125' south of the southwest corner of said drive and Old Hickory Blvd.; thence with the West line of said drive, southwardly 50' to a point, the common corner of Lots 3 and 4 on said Plan; thence with the line between said two lots, in a westerly direction 220.2' to a point, West margin of said Subdivision; thence along the same North 16 degrees 09 minutes West 50' to a point 152' South of the South margin of Old Hickory Blvd., the common westerly corner of Lot Nos 1 and 2 on said Plan; thence with the line between said Lots, eastwardly 223.3' to the point of beginning.

Being the same property conveyed to Lecha S. Faulkner by Warranty Deed from Debra Ann Murdach Wilson and husband, Robert Wilson of record in Instrument No. 20020612-0071766 Register's Office for Davidson County, Tennessee, dated May 30, 2002 and recorded on June 12, 2002; Scrivener's Affidavit of record in Instrument Number 20061204-0149078, said register's office.

Lecha S. Faulkner, unmarried since having died, Intestate July 19, 2019 and subject property having vested in Bryan Edging, her sole heir at law, Affidavit of Heirship of record in Instrument No: 20220817-0093349 and 20220817-0093350 Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 904513 **DEEDWARR**
08/17/2022 02:36:06 PM 2 pgs
Fees: $13.00 Taxes: $906.50

20220817-0093351

This conveyance is subject to:
- Taxes for the year 2022
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **104 Lanier Dr., Madison, Tennessee 37115**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 12th DAY OF AUGUST, 2022.

Bryan Edging by John Gleaves his Attorney-in-Fact

Bryan Edging by John Gleaves his 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, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRYAN EDGING, and who acknowledged he/she/they executed the same as the free act and deed of the said BRYAN EDGING.

Witness my hand and official seal, this the 12th of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212