This Instrument Prepared By:
DAVID B. HERBERT
Attorney, Herbert & Crawford
3rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
116-8F-129	Elizabeth Pride Edwards 129 Prospect Hill Nashville, TN.37205	New Owner BOOK 6536 PAGE 668
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
7DA-74902	129 Prospect Hill	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

GEORGE SMITH and wife, JANE ANN SMITH

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ELIZABETH PRIDE EDWARDS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a certain building site being Lot No. 129 as shown on the Revised Plan of Sugartree, Phase III, which is of record in Book 5050, pages 67-71, as amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and Book 5238, page 93, Register's Office for said County, to which specific reference is here made and together with an appurtenant, non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Delcaration of Covenants, Conditions and restrictions referred to therein.

Being the same property conveyed to George Smith and wife, Jane Ann Smith, by deed from Michael Fox Construction Company, Inc., as of record in Book 5936, page 722.

This conveyance is made subject to requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, repurchase and lease options, assessments incident to the maintenance of common areas and administration of the Sugartree Homeowners Association and lien securing the payment thereof, contained in Declaration of Covenants, conditions and restrictions of record in Book 4857, page 157, as supplemented and amended in Book 4911, page 356, in Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401 and in Book 5514, page 138.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1985 taxes which have been prorated and assumed by Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever 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 set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 16th day of April, 1985

George Smith

Jane Ann Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6536 PAGE 669

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named George Smith and wife, Jane Ann Smith the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 16th day of April, 19 85

My commission expires: 7-21-85

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ 359,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF April, 19 85

MY COMMISSION EXPIRES: 4-20-86 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

GEORGE SMITH AND WIFE
JANE ANN SMITH

TO

ELIZABETH PRIDE EDWARDS

I 9 7 7 3 7

IDENTIF. REFERENCE

APR 18 3 31 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Bdl 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6536 PAGE 670

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			369000.00- CAMT.	
			933.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 939.90-	
94104041	8/85	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 7: 7: 3: 7

IDENTIF. REFERENCE

APR 18 3 31 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 126313