Return to: First Title and Escrow Company, Inc.
File Number 25059 Box 9B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/27/06 13:35 2 pgs
Fees:13.00 Taxes:3052.50

20060227-0022373

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00

Cathrin M. Wood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 2006.

Christina M Read
NOTARY PUBLIC

Notary Public AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee A. Williams, Jr.	SunTrust Mortgage	Map 131-01-K
(NAME) 4104 Baldwin Arbor	(NAME) 201 Fourth Avenue North 7th Floor	Parcel 2 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EDWARD B. LEMASTER III AND ADRIAN L. LEMASTER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEE A. WILLIAMS, JR. AND WIFE, GAY MACDONELL WILLIAMS, AS TO A 50% INTEREST AND ELIZABETH W. RENKENS, MARRIED, AS TO A 50% INTEREST,** 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. 2 on the Plan of Baldwin Arbor of record in Plat Book 9700, page 746, revised in Instrument #20000128-0009264, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Edward B. LeMaster, III and wife, Adrian L. LeMaster by deed from Baldwin Arbor, LLC, of record in instrument #20000717-0070292, said Register's Office.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 9700, page 746, said Register's Office; (c) restrictive covenants of record in Book 11556, page 98 and Instrument #20010626-0067310, said Register's Office; and (d) easement of record in Book 11104, page 441, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4104 Baldwin Arbor, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 our hands this 16th day of February, 2006.

Edward B. LeMaster III

Adrian L. LeMaster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward B. LeMaster III and Adrian L. LeMaster , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of February, 2006.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07

Notary Public