RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/14/06 10:44 2 pgs
Fees:13.00 Taxes:754.80
20060814-0099679

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00.

Elizabeth Brandon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10TH DAY OF AUGUST, 2006.

Deborah H. Berrie
Notary Public

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSHUA LIEN	SunTrust Mortgage, Inc.	
(NAME)	(NAME)	
831 River Heights Drive	P. O. Box 79041	Map 131-5-O-A
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Baltimore, MD 21279-0041	Parcel 110-CO
(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, **ROBERT H. EDWARDS, JR. AND WIFE LUCILE C. EDWARDS**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOSHUA LIEN**, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. B-110, Jefferson Square, Section One, A Condominium, a Horizontal Property Regime, located on Hillsboro Road, Nashville, Davidson County, Tennessee, as shown on the Plat of Jefferson Square, section one, Condominium Apartments, of record in Book 4675, page 12, Register's Office for said County, and described in a Master Deed of record in Book 4731, page 332, said Register's Office, to which Plan reference is here made for a more complete description of said unit.

Being the same property conveyed to Robert H. Edwards, Jr., and wife, Lucile C. Edwards from Dr. Thomas C. Barr and wife, Laverne Barr, by Warranty Deed, dated April 30, 1981, recorded May 1, 1981, of record in Record Book 5740, page 203, said Register's Office.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 110 Jefferson Square, Nashville, TN 37215

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 10th day of August, 2006.

Robert H. Edwards, Jr.

Lucile C. Edwards

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 Robert H. Edwards, Jr. and wife Lucile C. Edwards, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 10th day of August, 2006.

Commission expires: May 24, 2010

Notary Public

GAYLA COLVERT HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY