File Box 30

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $274,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2006. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

JENNIFER MARIE CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWISBURG
Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. [illegible], P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Edwards	COUNTRYWIDE HOME LOANS	131-6-D-524CO
(NAME) 524 Belair Way	(NAME) 6515 Poplar Ave	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Memphis, TN 38119	
(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, **Mark Reed, Successor Trustee of the Barbara J. Reed Living Trust No. 2 dated May 16, 1998,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barbara Edwards,** 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:

BEING Unit 524, of Burton Hills, Village of Belair, Phase I, Condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in book 6690, page 70, as amended by Amendments of record in Book 6739, page 701; Book 6824, page 298; Book 6890, page 963; Book 6903, page 351; Book 6911, page 827 and in Book 6962, page 325, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common elements appurtenant to said Unit as set forth in Exhibit C of the said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Belair, Phase I, A condominium, as set forth in said Master Deed as amended for a more complete identification and description of such Unit.

Being the same property conveyed to Barbara J. Reed Living Trust No. 2, under Instrument dated May 16, 1998, naming Barbara J. Reed as Trustee by deed from Thomas C. Ferguson and Janice D. Ferguson, Co-Trustees under Revocable Living Trust dated October 23, 1995 of record in Book 10938, page 27 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **524 Belair Way, 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 my hand this 11th day of August, 2006.

Barbara J. Reed Living Trust # 2 dated May 16, 1998

By:
Mark Reed, Successor Trustee

Davidson County DEEDWARR
Recvd: 08/16/06 11:54 2 pgs
Fees:13.00 Taxes:1015.65

20060816-0100948

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Reed, Successor Trustee of the Barbara J. Reed Living Trust # 2, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument in his capacity as Successor Trustee for the aforesaid Trust for the purposes therein contained

Witness my hand and official seal at Alpharetta, Georgia ~~Nashville, Tennessee~~ this 11TH DAY OF AUGUST, 2006.

Amanda Smith
Notary Public

Commission expires:
Nov 16, 2009

AMANDA SMITH
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
My Commission Expires Nov. 16, 2009