WARRANTY DEED

Return to: File Box 9B
First Title & Escrow Co., Inc.
#27049

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3735 N Mt Juliet Rd
STE 202
Mt Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig Alan Hewitt Jr.	Capital Mortgage Finance Corp.	131050B33700CO
(NAME)	(NAME)	
337 Summit Ridge Circle	6310 Stevens Forest Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	Columbia, MD 21046	
(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, Carol S. Edwards, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Craig Alan Hewitt, Jr., unmarried, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 337 Summit Ridge Circle, 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.

Davidson County DEEDJARR
Recvd: 10/05/07 14:20 3 pgs
Fees:18.00 Taxes:712.25
20071005-0119241

Witness my hand this 28 day of September, 2007.

Witness:

Stephen I White

Witness:

Odelya Rossi

Carol S. Edwards

Carol S. Edwards

Edwin Clark Edwards

Edwin Clark Edwards

STATE OF Florida

COUNTY OF Highlands

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carol S. Edwards with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at LAKE PLACID, ~~Tennessee~~ FLORIDA this 28 day of September, 2007.

Commission expires:

Notary Public State of Florida
Sue B Clark
My Commission DD628148
Expires 02/21/2011

Sue B Clark

SUE B CLARK Notary Public

STATE OF Florida

COUNTY OF Highlands

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edwin Clark Edwards 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 for the purpose therein contained.

Witness my hand and official seal at Lake Placid, Florida this 28 day of September, 2007.

Commission expires:

Sue B Clark

SUE B CLARK Notary Public

Notary Public State of Florida
Sue B Clark
My Commission DD628148
Expires 02/21/2011

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 337, together with the appurtenant interest in the common elements of Four Seasons Condominium horizontal property regime established by Master Deed, of record in Book 6841, page 349 and amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Clark Gower Property of record in Plat Book 5050, page 30, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carol S. Edwards by Warranty Deed dated September 27, 2004 from Ken E. Miyoshi and wife, Michele Miyoshi of record in Instrument No. 20041004-0118998, Register's Office for Davidson County, Tennessee.

Edwin Clark Edwards joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is made subject to:

2007 City/County/State Taxes which have been paid by the Grantor and prorated by the parties.
Charter of Incorporation of Four Seasons Homeowner's Association of record in Book 6855, page 917 and amended in Book 8176, page 697, Register's Office for Davidson County, Tennessee.
Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Four Seasons Condominium, of record in Book 6841, page 349 and amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee.
Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
All matters appearing on the Plan of record as Book 5050, page 30, Register's Office for Davidson County, Tennessee.
Easement of record in Book 7776, page 899, Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Instrument No. 20010912-0099679, Register's Office for Davidson County, Tennessee.
Easement of record in Book 5158, page 230, Register's Office for Davidson County, Tennessee.
Agreement regarding utility space recorded in Book 4821, page 20, Register's Office for Davidson County, Tennessee.
Easement Agreement and Consent of record in Book 6869, pages 157 and 162 and re-recorded in Book 6870, page 966, Register's Office for Davidson County, Tennessee.
Engineering Report recorded in Book 6847, page 125, Register's Office for Davidson County, Tennessee..

Being the same property conveyed to Carol S. Edwards, by deed of record in Instrument No. 20041004-0118998, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Edwin Clark Edwards joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.