McCann & Hubbard
1804 Williamson Ct., Ste. 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

Subscribed and sworn to before me this 11th day of April, 2008

Notary Public

MY COMMISSION EXPIRES: 1/24/11
(AFFIX SEAL)

PATRICIA A. GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 04/18/08 13:54 2 pgs
Fees:13.00 Taxes:684.50

20080418-0039677

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie Lynn Cooney	New Owner	171-02-O-A
(NAME)	(NAME)	(MAP)
251 Glenstone Circle		087
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Jennifer Elizabeth Edwards, an unmarried person, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jamie Lynn Cooney, unmarried, and Daniel T. Heard, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 87 of Brentwood Villa, a Condominium, a Horizontal Property Regime, located on Glenstone Circle, Brentwood, TN, as shown on the plat of Phase 3B, Brentwood Villa, Condominium apartments, recorded in Plat Book 6900, page 4 as amended in Plat Book 6900 page 329, said Register's Office, and described in a Master Deed recorded in Book 6923, page 943, as amended in Book 7035, page 115, Book 7101, page 730, Book 7143, page 18, Book 7266, page 84, Book 7423, page 574 and Instrument No. 20071022-0124551, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Brentwood Villa, Condominium Apartments contained in the Master Deed recorded in Book 6923, page 943, as amended in Book 7035, page 115, Book 7101, page 730, Book 7143, page 18, Book 7266, page 84, Book 7423, page 574 and Instrument No. 20071022-0124551, and By-Laws recorded in Book 6923, page 986 as amended in Book 7423, page 567 and Book 8074, page 564, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jennifer E. Edwards, a single person, by deed from Glynn D. Young, unmarried and P. Paulette Cole, unmarried, of record in Instrument No. 20050622-0071547, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 251 Glenstone Circle, Brentwood, Tennessee 37027

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/our hand(s) this 11th day of April, 2008.

Jennifer Elizabeth Edwards

Jennifer Elizabeth Edwards

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jennifer Elizabeth Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 11th day of April, 2008.

Jennifer S. Dunlap

Notary Public

My Commission Expires: 9/19/09

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY