Return To:
File: 800180

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

File Box 30

FROM: Jamaica Safer Zralek and Donald B. Safer

TO: Cameron A. Sandberg and William T. Edwards

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Cameron A. Sandberg and William T. Edwards	CityLife Lending Group, LLC 8480 Stagecoach Circle Frederick, MD 21701	Map 131-6-G Parcel 307

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Selina Knight
Affiant

Subscribed and sworn to before me, this the 12th day of May, 2008.

JENNIFER MARIE CROWELL STATE OF TENNESEE NOTARY PUBLIC LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

Jennifer Marie Crowell
Notary Public

My Comm. Expires:

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jamaica M. Imala, now known as Jamaica Safer Zralek and Donald B. Safer, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Cameron A. Sandberg, a Single Person and William T. Edwards, a Married Person, as joint tenants with rights of survivorship, hereinafter called "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 No. 307 together with the appurtenant interest in the common elements of Burton Hills, Village of Ashlawn, a Condominium, a horizontal property regime established by Master Deed of record in Book 7076, page 696, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plat attached as Exhibit "B" to the aforementioned Master Deed.

Davidson County DEEDWARR
Recvd: 05/13/08 14:03 3 pg
Fees:18.00 Taxes:795.50
20080513-0049284

2059053.1

Being the same property conveyed to Jamaica M. Imala, married, an 87.065% undivided interest, and Donald B. Safer, married, a 12.935% undivided interest, as tenants in common, by deed from Scott Cochran and wife, Ryan Cochran, of record as Instrument No. 20060512-0055995, said Register's Office. Jamaica M. Imala is now known as Jamaica Safer Zralek.

The above described property is not currently the place of residence of the Grantors.

This is improved property located at 307 Ashlawn Court, Nashville, Tennessee 37215.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. 2008 Metropolitan Government Taxes.

2. All matters shown on the Plan of Burton Hills, of record in Book 6250, page 978, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions for Burton Hills, of record in Book 6517, page 522, as amended in Book 6691, page 593, Book 6778, page 536 and Book 6911, page 120, said Register's Office.

4. Master Deed for Burton Hills, Village of Ashlawn, of record in Book 7076, page 696, as amended in Book 7308, page 859, said Register's Office, including the By-Laws and Plat appended thereto.

5. Agreement by and between Burton Capital Corporation, and the Nashville and Davidson County Metropolitan Planning Commission, of record in Book 6470, page 383, said Register's Office.

6. Agreement by and between Burton Capital Corporation, and the Nashville and Davidson County Metropolitan Planning Commission, of record in Book 6655, page 47, said Register's Office.

7. Utility easements of record in Book 3702, pages 260, 298 and 491, said Register's Office.

8. Deed of Conveyance for Sanitary Sewers of record in Book 7275, page 826, said Register's Office.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hand this 12th day of May, 2008.

Jamaica Safer Zralek

Donald B. Safer

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 Jamaica Safer Zralek and Donald B. Safer, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 12th day of May, 2008.

NOTARY PUBLIC

My Commission Expires: 7/5/11

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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