THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27936-07-2008** **Record & Return To:** **Robert L. Scruggs, Attorney** **2525 21st Avenue, South, 2nd Floor** **Nashville, TN 37212**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $837,000.00. Affiant Subscribed and sworn to before me this 18th day of July, 2008. Notary Public My Commission Expires:

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

WARRANTY DEED

Address New Owner: Carol Elexis Waller 208 Middleton Court Nashville, TN 37215	**Send Tax Bills To:** Same As New Owner	**Tax Information:** Map and Parcel No.: 157-08-0-A-033.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Kenneth Edwards and wife, Heidi M. Edwards,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carol Elexis Waller, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 208 Middleton Court, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of July, 2008.

David Kenneth Edwards

Heidi M. Edwards

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David Kenneth Edwards and Heidi M. Edwards,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 2008.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires August 23, 2011

Davidson County DEEDWARR
Recvd: 07/21/08 12:24 2 pgs
Fees:13.00 Taxes:3096.90

20080721-0074490

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of 3rd Revision Middleton, as of record in Plat Book 6900, page 900, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to David Kenneth Edwards and wife, Heidi M. Edwards by Warranty Deed dated June 29, 2005 from Gudrun L. West, Married of record in Instrument No. 20050707-0078697, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/CountyTaxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Middleton of record in Book 10714, page 744, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Middleton Homeowners Association, Inc. of record in Instrument No. 20010327-0028930, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6900, page 900, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Book 6505, page 881, Register's Office for Davidson County, Tennessee.