WARRANTY DEED

Return TO:
Foundation Title
30 Burton Hills Blvd.
#175
Nashville, TN 37215

State of Tennessee)
County of Davidson)

10-08-004-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th day of August, 2010

Notary Public

My Commission Expires: 8-2014

AFFIX SEAL

MELISSA BUTCHKO TURECKI
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DIANA S. HENDRICK	" NEW OWNER "	126-15-0-A
(NAME) 8157 Settlers Way	(NAME)	177.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **STEVEN EDELSTEIN AND WIFE, ELAINE EDELSTEIN**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DIANA S. HENDRICK,** , hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being **Lot No. 155, on the Plan of Boone Trace at Biltmore, Section Four, a Planned Unit Development,** of record in Book 9700, Pages 932 & 933, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to STEVEN J. EDELSTEIN AND ELAINE EDELSTEIN, HUSBAND AND WIFE, by Deed from FOX RIDGE HOMES, INC., F/K/A NVR FOX RIDGE, INC., dated May 16, 2000, of record in Instrument No. 20000522-0051020, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Boone Trace at Biltmore, of record in Book 9342, Page 312, and re-recorded in Book 9735, Page 931, as amended in Book 11032, Page 813, in Book 10306, Page 817, and in Instrument No. 20000126-0008529, and restated in Instrument No. 20010717-0075902, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BILL GARRETT, Davidson County
Trans:T20100058298 DEEDWARR
Recvd: 09/16/10 10:55 2 pgs
Fees:13.00 Taxes:647.50

20100916-0073737

BEING unimproved ☐
Improved ☒ property known as: **8157 Settlers Way, Nashville, TN, 37221.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hands, this 27th day of August, 2010.

STEVEN J. EDELSTEIN

ELAINE EDELSTEIN

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 **STEVEN J. EDELSTEIN AND WIFE, ELAINE EDELSTEIN,** the bargainor(s), 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 and official seal at Nashville, Tennessee, this 27th day of August, 2010.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON