WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100064276 DEEDWARR
Recvd: 10/11/10 10:37 2 pgs
Fees:13.00 Taxes:1576.20

20101011-0081302

TRACEY HERRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $426,000.00.

Catherine Ragsdale
Affiant

Subscribed and sworn to before me this 30 day of September, 2010

Tracey Herron
Notary Public
My Commission expires: 6/24/13
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Todd L. Edwards	SunTrust Mortgage Inc.	103-04-0-L-001.00 CO
4007 Utah Ave.	401 Commerce St. Ste 6100	
Nashville, TN 37209	Nashville, TN 37219	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Utah Holdings, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Todd L. Edwards and Digna Rosa V. Edwards, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 1 on the Plan of Utah Avenue Townhomes, a Horizontal Property Regime, created under T.C.A. 66-27-101 et seq., as amended and as established by Covenants, Conditions and Restrictions of record in Instrument Number 20091125-0108519; amended in Instrument Number 20091208-0112281, in Instrument Number 20100119-0004252, in Instrument Number 20100119-0004515, in Instrument Number 20100928-0077207; and in Instrument Number 2010092-0077243; Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said lot as set forth in said Covenants, Conditions and Restrictions. Reference is hereby made to the plat of Utah Avenue Townhomes as shown on Exhibit "B" to the Covenants, Conditions and Restrictions, of record as aforementioned, said Register's Office, for a more complete identification and description of said Unit.

Being part of the same property conveyed to Utah Holdings, LLC, by deed from Robin J. Kaye, married, joined by Tom Deluca, her husband, on October 29, 2009, of record in Instrument Number 20091102-0101035, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 332, page 61, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20091125-0108519; amended in Instrument Number 20091208-0112281, in Instrument Number 20100119-0004252, in Instrument Number 20100119-0004515, in Instrument Number 20100928-0077207; and in Instrument Number 2010092-0077243, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4007 Utah Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this 30th day of September, 2010.

Utah Holdings, LLC

By Russell Schmidt

STATE OF TENNESSEE

COUNTY OF Davidson

On this 30th day of September, 2010, before me, appeared Russell Schmidt, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Managing Manager of Utah Holdings, LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Russell Schmidt acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 8/19/14