BILL GARRETT, Davidson County
Trans:T20100068581 DEEDWARR
Recvd: 10/29/10 08:49 2 pgs
Fees:13.00 Taxes:587.93
20101029-0086517

This instrument prepared by:
Mark A. Ellmore, Attorney at Law
1909 Lebanon Pike
Nashville, Tennessee 37210

Address of New Owner:	**Send tax bill to:**	**Map/Parcel Numbers:**
Andy Edwards and Stefanie Levin 121 Southampton Ct. Goodlettsville, TN 37072	same	26-7-125.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Carolene Lewis** (the "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Andy Edwards and Stefanie Levin** (the "Grantees"), their successors and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described hereto and incorporated herein by reference, and all improvements, and appurtenances, hereditaments, development rights, privileges and easements belonging thereon (the "Property").

Land in Davidson County, Tennessee being Lot No. 203 on the plan of Windsor Green, Phase II, Section I, of record in Plat Book 6250, Page 988 and 989, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carolene M. Lewis by Deed from Michael Owen Russell and wife, Misha Taylor Russell dated September 23, 2010 of record in Instrument No. 20101004-0078978, Register's Office of Davidson County, Tennessee.

Property known as 121 Southampton Court, Goodlettsville, TN 37022.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any way appertaining to Grantee, its beneficiaries, forever in fee simple.

Grantors further covenant that Grantors are the lawfully seized and possessed of said real estate, have full and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by the Grantees, subject to all matters on the plan of record in Plat Book 6250, page 988 & 989, and corrected in Plat Book 7205, Page 890 Register's Office of Davidson County, Tennessee; Subject to restrictions of record in Book 6406, Page 929, said Register's Office; subject to by-laws of the Plan of Windsor Green in Book 6406, page 942, said Register's Office; Easement

to the City of Goodlettsville for sewer line of record in Book 6117, Page 290, said Register's Office; Quitclaim to the HOA for common area in Book 7864, Page 369, said Register's Office; Charter of Windsor Green Service Association in Book 6396, Page 542 and amended in Book 8192, Page 65 said Register's Office; Water line easement of record in Book 4377, Page 94 said Register's Office; Ingress & Egress to cemetery Book 6100, Page 617, Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, this conveyance has been executed on the 26th day of October, 2010.

Carolene M Lewis

Carolene M. Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Carolene M. Lewis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, in Nashville, Tennessee, this 26th day of October, 2010.

Notary Public

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 03/03/14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby affirm that the actual consideration for this transfer or value of property (whichever is greater) is $ 158,900.00 .

Affiant

Subscribed and sworn to before me, this 26th day of October, 2010.

Notary Public

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 03/03/14