THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29918-01-2011** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $460,919.99. Affiant Subscribed and sworn to before me this 10th day of January, 2011. Notary Public My Commission Expires: GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires August 23, 2011

WARRANTY DEED

Address New Owner: Beth E. Edmondson Steven E. Blumenthal 6316 Chickering Woods Drive Nashville, TN 37215	**Send Tax Bills To:** NEW OWNERS	**Tax Information:** Map and Parcel No.: 158 090 A 00900 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, **L. Joe Edmondson, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Beth E. Edmondson and husband, Steven E. Blumenthal** ("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 6316 Chickering Woods Drive, Nashville, TN 37215.

THIS IS NOT NOW, NOR HAS IT EVER BEEN THE MARITAL RESIDENCE OF THE GRANTOR.

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 10th day of January, 2011.

L. Joe Edmondson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **L. Joe Edmondson**, 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, this 10th day of January, 2011.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2011

BILL GARRETT, Davidson County
Trans:T20110002326 DEEDWARR
Recvd: 01/12/11 11:06 2 pgs
Fees:13.00 Taxes:1705.40
20110112-0003288

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 5A, together with the appurtenant interest in the common elements of Chickering Woods horizontal property regime established by Master Deed, of record in Book 6521, page 647, amended in Book 6912, page 132 and Book 11395, page 823, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 5 on the Plan of Chickering Woods of record in Book 6250, page 380, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to L. Joe Edmondson by deed dated January 15, 2009, from Andrew F. Rossi and wife, Courtenay K. Reese, of record in Instrument No. 20090120-0004654, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, a lien, but not yet due and payable.
2. Charter of Incorporation of Chickering Woods Homeowner's Association of record in Book 6860, page 41, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Chickering Woods, of record in Book 6521, page 647, amended in Book 6912, page 132 and Book 11395, page 823, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6250, page 380, Register's Office for Davidson County, Tennessee.
5. Easement for sewer of record in Book 6525, pages 623 and 625, Register's Office for Davidson County, Tennessee.
6. License for private utility of record in Book 6627, page 262, Register's Office for Davidson County, Tennessee.