**WARRANTY DEED**

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $860,000.00

Elizabeth A. Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **24th** day of **January, 2011**

Dawn Chase
Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert L. Edwards and Elizabeth A. Edwards | Pinnacle Financial Partners | 064030C03400CO |
| (NAME) 277 Indian Springs Drive ~~1120 Safety Harbor Cove~~ | (NAME) 211 Commerce Street Ste.300 | |
| Florence (ADDRESS) 35634 ~~Old Hickory, TN 37138~~ | (ADDRESS) Nashville, TN, 37201 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey Ponchillia, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert L. Edwards and wife, Elizabeth A. Edwards**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Davidson County DEEDWARR
Recvd: 01/26/11 13:40 3 pgs
Fees:18.00 Taxes:3182.00
**20110126-0007304**

Land in Davidson County, Tennessee, described as follows, to-wit:

Lot 203, Brandywine Pointe, Phase Four, Section One, as shown on plat of record in Plat Book 7900, page 550-551, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey Ponchillia, a single man, by Warranty Deed from Baird R. Faulkner and Janie J. Faulkner, husband and wife, dated July 28, 2006 and recorded in Instrument No. 20060809-0097888, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 1120 Safety Harbor Cove, Old Hickory, TN 37138

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 heirs 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 our hands this **24th** day of **January, 2011**

**Jeffrey Ponchillia**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Jeffrey Ponchillia**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **24th** day of **January, 2011**

Notary Public

My commission expires: 3/18/14

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Williamson

Personally appeared before me. Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

WILLIAMSON CO. TENNESSEE NOTARY PUBLIC STATE OF LAURIE M. HARRIS

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).