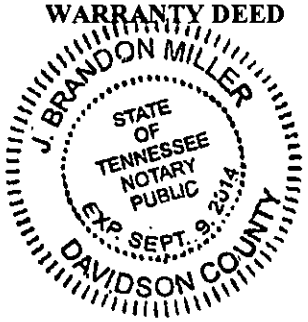
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **15th** day of **March, 2011**

J. Brandon Miller
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd. Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Burton and Melissa Burton	SunTrust Mortgage, Inc.	14607005200
(NAME)	(NAME)	
616 Farrell Parkway	401 Commerce Street, Ste. 6100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37219	
(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, I/WE, **Lucille L. Edwards**, widow, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Paul M. Burton and Melissa Burton**, husband and wife, 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:

Land in Davidson County, Tennessee, being Lot No. 108 on the map of Section One Revised, Crieve Hall Estates, of record in Book 1835, pages 122,123 and 124, Register's Office for Davidson County, Tennessee.

Said Lot fronts 110 feet on the north side of Farrell Parkway and runs back between lines, 269.5 feet on the west line and 316.2 feet on the east to a dead line in the rear, which is a broken line, on which it measures 122.9 feet.

Being the same property conveyed to **Joseph E. Edwards and wife Lucille L. Edwards, by Deed from Clifford H. Fanning and wife, Jean C. Fanning dated June 28, 1982 recorded in Book 5901, page 905, in the Register's Office for Davidson County, Tennessee. Joseph E. Edwards having since died January 10, 2000.**

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 616 Farrell Parkway, Nashville, TN 37220

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.

BILL GARRETT, Davidson County
Trans:T20110015723 DEEDWARR
Recvd: 03/16/11 16:00 2 pgs
Fees:13.00 Taxes:888.00
20110316-0020815

Witness our hands this **15th** day of **March, 2011**

Lucille L. Edwards by Mary Margaret Edwards as Attorney in Fact

Lucille L. Edwards by Mary Margaret Edwards as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of March, 2011, before me personally appeared Mary Margaret Edwards, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Lucille L. Edwards, and who acknowledged that she executed the same as the free act and deed of the said Lucille L. Edwards, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20110316-0020814, said Register's Office

Witness my hand and official seal, this **15th** day of **March, 2011**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON