[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Mikael ~~Mikael~~ and Emily Trump		Map/Parcel -
453 McMurray Drive	NEW OWNER	141715019700
Nashville, TN 37211		

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Ste 201, Nashville, TN 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **O. Hoil Crowe Jr., Guardian for the Estate of Jackson Tyler Edgens, James Derek Edgens and Jackson Tyler Edgens** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto Mikael ~~Mikael~~ **and Emily** Trump (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 135, WHISPERING HILLS, SECTION 1, as shown on plat of record in Plat Book 2331, Pages 82-84, 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 by Warranty Deed from Paula P. Hines Townley to James David Edgens and Vicki Crowe as recorded on the 15th day of August, 1978 in Deed Book 5325, Page 75 and Affidavit of Heirship as recorded on the 30th day of October, 2009 in Instrument No. 20091030-0100404, in the Register's Office of Davidson County, Tennessee. James David Edgens predeceased wife, Vicki Crowe Edgens. Vicky Crowe has since died. Her only heirs at law are James Derek Edgens and Jackson Tyler Edgens. O. Hoil Crowe Jr., was approved Guardian of Jackson Tyler Edgens, a minor, in Case No. 09P-1574, Probate Court for Davidson County Tennessee. Jackson Tyler Edgens is now 18 and no longer a minor.

Davidson County DEEDWARR
Recvd: 04/04/11 12:23 3 pgs
Fees:18.00 Taxes:555.00
20110404-0025667

This conveyance is subject to the following:

1. Taxes for the year 2011 and subsequent years not yet due and payable and which are now assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WHISPERING HILLS, SECTION 1, as recorded in Plat Book 2331, Page(s) 82-84 said Register's Office.

This is improved property commonly known as: 453 McMurray Drive, Nashville, TN 37211

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $150,000.00

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Elizabeth K. Hinkson
Affiant

Subscribed and sworn to before me, this 30th day of March, 2011

My Commission Expires: My Commission Expires MAY 6, 2013

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor do covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor do further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of March, 2011.

Estate of Jackson Tyler Edgens

By : _____
Hoil Crowe, Guardian

_____
James Derek Edgens

_____
Jackson Tyler Edgens, By Guardian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of March, 2011, before me personally appeared Hoil Crowe as Guardian of Jackson Tyler Edgens to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

_____
Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires MAY 6, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 2011, before me personally appeared James Derek Edgens to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

_____
Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of March, 2011, before me personally appeared O. Hoil Crowe Jr., as Guardian for Jackson Tyler Edgens to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

I, Andy Maloney, 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 Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY