BILL GARRETT, Davidson County
Trans:T20110021440 DEEDWARR
Recvd: 04/12/11 09:13 2 pgs
Fees:13.00 Taxes:454.73
20110412-0028081

WARRANTY DEED

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **8th** day of **April, 2011**

Notary Public

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kriztina L. Lombard	Bank of America, N.A.	095050B01300CO
(NAME) 2120 Lebanon Pk #13	(NAME) 5405 Cypress Ctr. Dr; #100	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Tampa, FL 33609	
(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, **Samuel Dennis Edwards Jr**, and wife Denisse Edwards hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kriztina L. Lombard**, a single woman 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:

Being Unit No. 13, on the Master Deed of Easthaven Townhomes of record in Instrument No. 20010806-0083543, said Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof.

Being the same property conveyed by Warranty Deed from York Construction, LLC, a Tennessee Limited Liability Company to Samuel D. Edwards as recorded on the 14th day of May, 2003 in Instrument No. 20030514-0065379 and Quitclaim Deed from Katie Carter Edwards to Samuel Dennis Edwards, Jr. as recorded on the 19th day of October, 2005 in Instrument No. 20051019-0126131, in the Register's Office of 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 2120 Lebanon Pk Apt #13, Nashville, TN 37210

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 **8th** day of **April, 2011**

Samuel Dennis Edwards Jr
By Denisse Edwards attorney in fact

Samuel Dennis Edwards Jr by Denisse Edwards
Attorney in fact

Denisse Edwards

Denisse Edwards

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary, personally appeared Denisse Edwards, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Samuel Dennis Edwards Jr, and who acknowledged that she executed the same as the free act and deed of the said Samuel Dennis Edwards Jr, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument # 20110412000280080 said Register's Office.

Witness my hand and official seal, this **8th** day of **April, 2011**

Tabatha Edwards
Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIR
November 7, 2011

My commission expires: _____

State of Tennessee
County of Wilson

Before me, the undersigned Notary, personally appeared Denisse Edwards, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal, this 8th day of April, 2011.

Tabatha Edwards
Notary Public

My Commission Expires:

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIR
November 7, 2011