F = return to:

DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$837,500.00**

Marcya H. Boroch
Affiant

Subscribed and sworn to before me, this 18th day of July, 2011.

E. Mannix
Notary Public

MY COMMISSION EXPIRES: 1-6-15
(AFFIX SEAL)

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110043446 DEEDWARR
Recvd: 07/19/11 11:06 2 pgs
Fees:13.00 Taxes:3098.75
20110719-0055117

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott D. Edwards	New Owner	117-13-0-B
(NAME)	(NAME)	(MAP)
707 Overton Park		149.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michael A. Boroch and wife, Ramona Boroch**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Scott D. Edwards and wife, Alisa S. Edwards, as Tenants by the entirety**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 707 on the Plan of the Final Plat of Abbottsford Phase 2, a Planned Unit Development, Revision 1, Plat of Correction, as of record in Instrument No. 20010502-0044874, revised in Instrument No. 20020305-0027572, corrected in Instrument No. 20020828-0104512, and amended in Instrument No. 20030728-0105238, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael A. Boroch, by deed dated January 31, 2005, from Bob Haley, of record in Instrument No. 20050204-0013605, and further conveyed to Michael A. Boroch and wife, Ramona Boroch, by Quitclaim Deed dated July 11, 2007, from Elizabeth J. Smith, Trustee, of record in Instrument No. 20070713-0083611, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 707 Overton Park, Nashville, Tennessee 37215

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, have 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 18th day of July, 2011.

Michael A. Boroch

Ramona Boroch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Michael A. Boroch; Ramona Boroch with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 18th day of July, 2011.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7/4/2015