THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 30296-10-2011** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $148,000.00. Affiant Subscribed and sworn to before me this 14th day of October, 2011. Notary Public My Commission Expires: 8/16/14 JANE G. RUTHERFORD COUNTY STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

Address New Owner: Anna M. Edge 7277 Charlotte Pike #214 Nashville, TN 37209	**Send Tax Bills To:** same address as new owner	**Tax Information:** Map and Parcel No.: 114 080 C 04100 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alana T. Lowe, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anna M. Edge, and unmarried woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7277 Charlotte Pike #214, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is not now nor has it ever been the marital principal residence of the Grantor herein.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of October, 2011.

Alana T. Lowe by

Alana T. Lowe
BY: Gerald G. Patterson, Attorney-In-Fact Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gerald G. Patterson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said **Alana T. Lowe** and is authorized by the said **Alana T. Lowe** to execute this instrument on her behalf.

Witness my hand, at office, this 14th day of October, 2011.

Beth M. Brock
Notary Public

My Commission Expires: BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

Please Return To:
Limsetone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20110065352 DEEDWARR
Recvd: 10/19/11 10:45 2 pgs
Fees:13.00 Taxes:547.60
20111019-0081310

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 38, together with the appurtenant interest in the common elements of West Park, Phase 2, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20040304-0024541, as amended by Instrument No. 20041221-0151636 and Instrument No. 20050222-0018812, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned first amendment to the Declaration in Instrument No. 20041221-0151636, said Register's Office.

Being the same property conveyed to Alana T. Lowe, unmarried, by deed dated July 22, 2005, from NVR, Inc., a Virginia corporation t/a Fox Ridge Homes, of record in Instrument No. 20050727-0087613, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions By-Laws and Restrictions for West Park, Phase 2, of record in Instrument No. 20040304-0024541, amended in Instrument No. 20041221-0151636 and Instrument No. 20050222-0018812, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
2. All matters appearing on the Boundary Plan of record as Instrument No. 20041112-0136248, Register's Office for Davidson County, Tennessee.
3. Overhead easement for electric power lines of record in Book 6301, page 684, Register's Office for Davidson County, Tennessee.
4. Storm water detention agreement of record in Instrument No. 20030530-0073233, Register's Office for Davidson County, Tennessee.