BILL GARRETT, Davidson County
Trans:T20110068104 DEEDWARR
Recvd: 10/31/11 13:45 3 pgs
Fees:18.00 Taxes:488.40
20111031-0084511

FROM: Avondale Development Company

TO: James M. Edwards and wife, Christi A. S. Edwards

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
James M. and Christi A. S. Edwards 108 Bonaventure Place Nashville, Tennessee 37205	(same)	Map 103-14-A Parcel 23

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, John D. Claybrook, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $132,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2011.

JEANETTE L. RAMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Comm. Expires: 7/6/15

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Avondale Development Company, a Tennessee corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto James M. Edwards and wife, Christi A. S. Edwards, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. C-23 in a Horizontal Property Regime located on the Plat of The Hillwood, Revised, of record in Book 6250, page 503, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Avondale Development Company, by deed from Leonora B. Crouch, an unmarried person, of record as Instrument No. 20050831-0104404, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2011 Metropolitan Government taxes, which have been prorated.

2. All matters shown on the Plan of record in Book 4300, page 56 and Book 6250, page 503, said Register's Office.

3. Terms and conditions of the Master Deed and the By-Laws appended thereto, for The Hillwood Condominium, of record in Book 5280, page 464, said Register's Office, as amended in Book 5281, page 357, said Register's Office, and further amended in Book 6553, page 108, as corrected in Book 6612, page 155, said Register's Office. The by-laws were further amended in Book 7702, page 606, Book 7822, page 263, and Instrument No. 20081125-0115372, said Register's Office.

4. Rights of others in and to the common areas.

This is property known as 4500 Post Road, #C-23, Nashville, Tennessee 37205.

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 GRANTOR does covenant with the said GRANTEES that it is 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 GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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 its hand this 31st day of October, 2011.

AVONDALE DEVELOPMENT
COMPANY, a Tennessee corporation

By: _____
Name: R. C. Owen III
Title: President

8033120.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared R. C. Dover, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of Avondale Development Company, the within named bargainor, a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of October, 2011.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 7/6/15

JEANETTE L RAMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN

8033120.1