AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED	State of Tennessee County of Davidson
SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 6, 2015	The actual consideration or value, whichever is greater, for this transfer is **$174,500.00** Nicholas Greco Affiant Subscribed and sworn to before me, this the 31st day of October, 2011. Notary Public My commission expires: 7-6-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Eric W. Edwards **Angela K. Edwards**	Fidelity Bank d/b/a	**Map 142-08-0A Parcel 030.00**
115 Holly Forest Drive	Fidelity Bank Mgt.	
Nashville, TN 37221	3 Corporate Square Ste 700 Atlanta, GA 30329	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sarah K. Samberg, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric W. Edwards and wife, Angela K. Edwards

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:

Land in Davidson County, Tennessee, being Unit No. 30 of Phase I, Coronada Town Home Condominiums, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4860, Page 26, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Michael Samberg and Sarah Samberg, husband and wife, by Deed from James L. Harris and spouse, Donna T. Harris, of record in Instrument No. 20050106-0002328, Register's Office for Davidson County, Tennessee. The said Michael Samberg having since died July 25, 2007 leaving his wife, Sarah Samberg, as the surviving tenant by the entirety.

This instrument is being executed on behalf of Sarah K. Samberg, pursuant to a Power of Attorney executed by same on the 30th day of June, 2011, of record in Instrument No. 20111103 00085764, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **115 Holly Forest Drive, Nashville, TN 37221**

BILL GARRETT, Davidson County
Trans:T20110069197 DEEDWARR
Recvd: 11/03/11 11:21 2 pgs
Fees:13.00 Taxes:645.65
20111103-0085765

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 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 my/our hand(s) this **31st** day of **October, 2011.**

Sarah Samberg by J.A. (Julie) Eggers Attorney-in-Fact

Sarah Samberg by J.A. (Julie) Eggers, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **J. A. (Julie) Eggers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Sarah Samberg**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Sarah Samberg**, for the purpose therein contained, by signing the name of **Sarah Samberg**, by herself as Attorney-in-Fact.

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

Diana Aubin
Notary Public

My commission expires: November 28, 2011

