WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $53,000.00

Gloria Jean Cardwell
Affiant

Subscribed and Sworn to before me, this 15th day of February, 2012.

Notary Public

My commission expires:
1-7-13

BILL GARRETT, Davidson County
Trans:T20120011913 DEEDWARR
Recvd: 02/17/12 09:50 2 pgs
Fees:13.00 Taxes:196.10
20120217-0013994

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
James F. Cardwell Gloria Jean Cardwell 5337 Anchorage Drive Nashville, TN 37220	SAME	162090B04700CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Josephine Ann Fitzgerald and Rebecca Bickel, devisees under the Will of Mary Alice (Shearin) Lamb, deceased,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **James F. Cardwell and wife Gloria Jean Cardwell**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in TN Counties County, State of Tennessee, described as follows, to-wit:

Townhouse No. 133, on the Revised Site Plan, Phase 3, Hickory Valley Condominiums, now known as County Way Condominiums, of record in Book 5200, page 110, said Register's Office, to which plan reference is here made.

Subject to Covenants, Conditions and Restrictions contained in the Master Deed of record in Book 4918, page 116, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jimmie H. Lamb and wife, Mary Alice Lamb by deed from Jimmie T. Hardin of record in Book 7915, page 98, Register's Office for Davidson County, Tennessee. The said Jimmie H. Lamb having predeceased his wife, Mary Alice Lamb and she having since died 5/15/10 and Josephine Ann Fitzgerald and Rebecca Bickel being the devisees under her Will probated in the Seventh Circuit Court, Probate Division, of Davidson County, Tennessee, Docket No. 10P-1501.

Taxes for the year 2012 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 5200, Page 110, said Register's Office.

This is (x) improved ( ) unimproved property known as 5600 Country Drive #133, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 15th day of February, 2012.

Josephine Ann Fitzgerald

Josephine Ann Fitzgerald

Rebecca Bickel

Rebecca Bickel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Josephine Ann Fitzgerald and Rebecca Bickel** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of February, 2012.

Notary Public

My Commission Expires: 1-7-13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY