RET: WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

2/

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120033336 DEEDWARR
Recvd: 05/07/12 09:41 2 pgs
Fees:13.00 Taxes:536.50
20120507-0038988

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **26th** day of **April, 2012.**

Notary Public

MY COMMISSION EXPIRES: 7.25.12 (AFFIX SEAL)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stefi Marcus-Ergueta	First Community Mtg Inc	173090A16600CO
(NAME)	(NAME)	
7635 Leveson Way	275 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro TN 37129	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Galadriel Anne Edwards, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Stefi Marcus-Ergueta, unmarried**, hereinafter called the Grantee, her 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 Lot No. 223 on the plan of Revision Two, Resubdivision of Lots 47, 48, 72, 73, and 63 through 69, Section Two of Lenox Village as of record in Instrument Number 20030115-0006163, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Galadriel Anne Edwards by Warranty Deed from Margaret Louise Fitch and husband Michael Shane Truett, dated September 3, 2010 and filed on September 7, 2010 in Instrument Number 20100907-0070864 and as corrected in Scrivener's Affidavit of record in Instrument No. 20120507.00 38986, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 7635 Leveson Way, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do

further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 hand this **26th** day of **April, 2012.**

Galadriel Anne Edwards by Diane Crawford, Attorney-in-Fact

Galadriel Anne Edwards by Diane Crawford, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diane Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Galadriel Anne Edwards, as her Attorney In Fact, under Power of Attorney bearing Instrument No. 20120507.00 38987, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of ~~Diane Crawford~~ Galadriel Anne Edwards cc, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 26th day of April, 2012.

Notary Public

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

My Commission Expires: