THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12071399**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $390,000.00. Affiant Subscribed and sworn to before me, this31st day of July, 2012. Notary Public My Commission Expires: 07/08/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

BILL GARRETT, Davidson County
Trans:T20120056944 DEEDWARR
Recvd: 08/02/12 09:36 2 pgs
Fees:13.00 Taxes:1443.00
20120802-0068319

WARRANTY DEED

Address New Owner: Phillip Robertson and Julie Robertson 5101 Glencarron Drive Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161010B10600CO

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, **Michael Edgeworth and wife, Georgia Edgeworth** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phillip Robertson and wife, Julie Robertson** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 30, PLAN OF ABERDEEN WOODS, PHASE THREE, SECTION ONE, as shown on plat of record in Instrument No. 20000523-0051434, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Edgeworth and wife, Georgia Edgeworth by Warranty Deed from Prudential Relocation, Inc., a Colorado corporation, recorded on the 29th day of June, 2005 in Instrument No. 20050629-0074941, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF ABERDEEN WOODS, PHASE THREE, SECTION ONE, as recorded in Instrument No. 20000523-0051434.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 10790, Page 189, amended in Book 11303, Page 555, Book 11714, Page 843 and Instrument Nos. 20000203-0011436, 20030221-0023491, 20030221-0023492 and 20030730-0108227.

Terms and provisions of by-Laws of Aberdeen Woods Home Owners Association, Inc. recorded in Book 10790, Page 219.

Charter for Aberdeen Woods Homeowners Association, Inc. recorded in Book 10790, Page 215 and Book 10792, Page 896.

Dedication of Common Area recorded at Instrument No. 20010110-0003209.

Re-affirmation of Plat and re-imposition of Restrictions recorded at Instrument No. 20000816-0081296.

This is improved property located at 5101 Glencarron Drive Nashville TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2012.

Michael Edgeworth by Georgia Edgeworth his attorney-in-fact

Georgia Edgeworth his attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Georgia Edgeworth, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Georgia Edgeworth,** with whom I am personally acquainted, and who acknowledged thats he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Michael Edgeworth,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 31st day of July, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014