WARRANTY DEED

Record & Return to:
Covenant Title & Escrow
100 North Main Street
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of September, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-24-2015

(AFFIX SEAL)

DARLENE EDWARDS NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shaunte I. Garrett	Real Estate Mortgage Network	135-16-0B-101.00-CO
(NAME)	(NAME)	
604 Flintlock Court	499 Thornall Street 2nd Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Edison, NJ 08837	
(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(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Daryl Hodgkinson, as Trustee of the Kristina Karen Edlund Revocable Trust under the Last Will and Testament of Kristina Karen Edlund, deceased**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Shaunte I. Garrett, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Unit No. 101, on the Horizontal Property Regime Private Element Plat of Woodridge at Nashboro Village, Nashboro Village - Tract II, as shown by plat appearing of record in Instrument No. 20021120-0143949, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Daryl Hodgkinson, as Trustee of the Kristina Karen Edlund Revocable Trust under the Last Will and Testament of Kristina Karen Edlund, deceased by Personal Representative's Deed dated July 14, 2009, from Daryl Hodgkinson, Personal Representative under the Will of Kristina Edlund and filed for record on August 12, 2009, in Instrument No. 20090812-0075942, Register's Office for Davidson County, Tennessee.

And previously being the same property conveyed to Kristina K. Edlund by Warranty Deed dated September 28, 2007 from Alyshia Castanon and filed for record on November 7, 2007, in Instrument No. 20071107-031366, Register's Office for said County, Tennessee. The said Kristina Karen Edlund having since died. By her will of record in Docket No. 09P-896, in the Office of the Clerk & Master for Davidson County, Tennessee, she devised all of her interest in the above-referenced property to the Kristina Karen Edlund Residuary Trust, and appointed Daryl Hodgkinson as Personal Representative.

Subject to all matters as set forth on the plat of record in Instrument No. 20021120-0143949, Register's Office of said County.

Restrictive Covenants of record in Instrument No. 20020507-0056331, Instrument No. 20021104-0134724 and Amendments in Instrument No. 20030610-0080281, Instrument No. 20050520-0056888, Register's Office of said

BILL GARRETT, Davidson County
Trans:T20120068394 DEEDWARR
Recvd: 09/12/12 09:11 2 pgs
Fees:13.00 Taxes:318.20
20120912-0082629

County.

All matters as set forth on the boundary plat of record in Plat Book 4660, Page 157 and Plat Book 4860, Pages 72-76, Register's Office for Davidson County, Tennessee.

Overhead Power Line Easement of record in Book 4821, Pages 105 & 111, Register's Office for Davidson County, Tennessee.

All matters set out in document including but not limited to an Easement as shown of record in Book 10110, Page 854, Register's Office for said County.

Storm Water Detention Agreement of record in Instrument No. 20020820-0100403, Register's Office for said County.

Charter of the Homeowner's Association of record in Instrument No. 200211060136458, Register's Office for Davidson County, Tennessee.

QuitClaim to the Homeowner's Association for Common Areas of record in Instrument No. 20021120-0144369, Register's Office for Davidson County, Tennessee.

By-Laws of record In Instrument No. 20021106-0136459, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 604 Flintlock Court, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 6th day of September, 2012.

Daryl Hodgkinson, Trustee

State of Colorado
County of Denver

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daryl Hodgkinson with whom I am personally acquainted and who proved himself to be the Trustee of the Kristina Karen Edlund Revocable Trust, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Alonso Nieto

Notary Public
My Commission Expires: 04-03-2013

NOTARY PUBLIC
ALONSO NIETO
STATE OF COLORADO

MY COMMISSION EXPIRES: 04-03-2013