BILL GARRETT, Davidson County
Trans:T20120069442 DEEDWARR
Recvd: 09/14/12 15:18 2 pgs
Fees:13.00 Taxes:462.50
20120914-0083788

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of August, 2012.

Notary Public

My Commission Expires: 01/07/2013

DIANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Cassie R. Perkins	First Community Mortgage, Inc.	109-05-0D-037 CO
1711 Lincoya Bay Drive	275 Robert Rose Drive	
Nashville, TN 37214	Murfreesboro, TN 37129	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Benjamin B. Edelen and wife, Sabra Edelen**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Cassie R. Perkins, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No. 1711 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20040628-0076712 and Supplementary Declarations of record as Instrument No. 20041028-0129585, Register s Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit C of the Supplementary Declarations appearing as Instrument No. 20041028-0129585, said Register s Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Benjamin B. Edelen, unmarried, by deed from 70 South Associates, LLC, a Tennessee limited liability company, of record as Instrument No. 20050818-0098303, dated August 15, 2005, said Register's Office. Then being further conveyed to Benjamin B. Edelen and Sabra Edelen, husband and wife, by Quitclaim Deed from Benjamin B. Edelen, married, of record as Instrument No. 20080902-0089481, dated May 27, 2008, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record as Instrument No. 20000918-0092189, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20040628-0076712, as supplemented as Instrument No. 20041028-0129585, said Register's Office.

4. Sewer Easement as set out in the Warranty Deed of record in Book 5406, page 470, said Register's Office.

5. Easement Agreement of record in Book 6185, page 216, as amended in Instrument No. 20000331-0032369 and Instrument No. 20021204-0149457, Book 7498, page 726, said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7121, page 169, said Register's Office.

7. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **1711 Lincoya Bay Drive, Nashville, TN 37214.**

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 Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 31st day of August, 2012.

Benjamin B. Edelen

Benjamin B. Edelen

Sabra Edelen

Sabra Edelen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, and Sabra Edelen the undersigned, a Notary Public in and for said County and State, Benjamin B. Edelen, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires June 21, 2016

(Seal)

Catherine H. Gwyn

Notary Public

My Commission Expires: 06/21/2016