Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20120075693 DEEDWARR
Recvd: 10/05/12 10:29 3 pgs
Fees:18.00 Taxes:832.50
20121005-0091362

This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

--------Above This Line Reserved For Official Use Only----------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **Sara Fried f/k/a Sara M. Lubow, a single woman**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Lauren A. Edmonds and Jesse W. Edmonds, wife and husband**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 38 on the plan of Phase 1 of South Colony at Riverbend, as shown on plat of record in Book 6900, page 271, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sara M. Lubow by Deed from Harold Allen Foster and Penny Piland Foster, dated 06/23/2005 and filed for record on 06/27/2005 in Instrument 200506270073731, Register's Office for Davidson County, Tennessee.

This property is known as: **7305 South Colony Ct., Nashville, TN 37221**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 13th day of September, 2012.

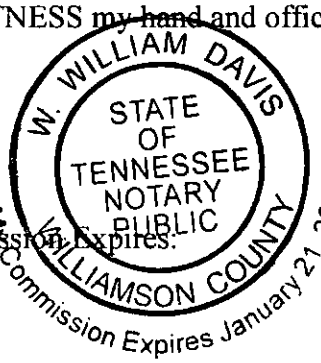
Sara Fried f/k/a Sara M. Lubow

Sara Fried f/k/a/ Sara M. Lubow, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal this 13th day of September, 2012.



NOTARY PUBLIC

My Commission Expires:

Map • Parcel: 155080B03800CO

Grantee(s) Name, Address:	Send Tax Statement To:
Jesse & Lauren Edmonds	Same
7305 S. Colony Ct.	
Nashville, TN 37221	

State of TENNESSEE
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$225,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 31st day of September, 2012.

E Ol
Affiant

Eric Oldsen
Type or Print Name

(Seal)

Notary Public

My commission expires:
8.20.14

Type or Print Name

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014