WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC PATRICIA NICHOLLS DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20130019580 DEEDWARR
Recvd: 03/11/13 11:53 2 pgs
Fees:13.00 Taxes:307.10
20130311-0023903

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lois Muhammad	Peoples Home Equity	Map 91-9-B
(NAME) 6212 Deal Avenue	(NAME) 5205 Maryland Way, Ste. 100	Parcel 8 CO
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EDNA JO EDWARDS BROWN AND WALTER LUKE EDWARDS, JR.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOIS MUHAMMAD,** unmarried HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 8 on the final plan of condominium site of Parkwood Glen, Phase One, Section Two, of record in Book 6200, page 930, and also shown on the Final Plat of Phase Three, ReSubdivision – Parkwood Glen Condominium P.U.D. Boundary Plat of record in Plat Book 7900, page 203, Register's Office for said County, to which Plan and Record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Helen L. Mayo by deed from Carlton Enterprises, Inc., a Tennessee Corporation, of record in Book 8256, page 217, Register's Office for Davidson County, Tennessee. Helen L. Mayo has since died. Edna Jo Edwards (now Edna Jo Edwards Brown) and Walter Luke Edwards, Jr. are the devisees under the will of Helen L. Mayo probated September 19, 2012 in Docket No. 12P1446, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

The previous deed erroneously referred to the legal description as being in Section One and of record in Book 6200, page 929, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 6200, page 930 and Book 7900, page 203, said Register's Office; and (c) Master Deed and Bylaws of record in Book 8049, page 247, Book 8049, page 263 and Book 8234, page 969, said Register's Office.

Power of Attorney recorded in Instrument # 20130311-0023902, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 6212 Deal Avenue, Nashville, Tennessee 37209
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 our hands this 8TH day of March, 2013.

Edna Jo Edwards Brown

Edna Jo Edwards Brown

Walter Luke Edwards Jr. by

Walter Luke Edwards, Jr.
By Edna Jo Brown, Attorney in Fact

Edna Jo Edwards Brown
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, the within named Edna Jo Edwards Brown, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8TH day of March, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8TH day of March, 2013, before me personally appeared Edna Jo Brown, to me known to be the person who executed the foregoing instrument on behalf of Walter Luke Edwards, Jr. and acknowledged that she executed the same as the free act and deed of Walter Luke Edwards, Jr..

Witness my hand and official seal at Nashville, Tennessee this 8th day of March, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015