WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
103 Bluegrass Commons Blvd.
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $172,900.00.

Affiant

Sworn to and subscribed before me on this the 15 day of April, 2013.

NOTARY PUBLIC

My Commission Expires: NOTARY PUBLIC

CURTIS M. LINCOLN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20130031685 DEEDWARR
Recvd: 04/18/13 08:02 3 pgs
Fees:18.00 Taxes:639.73
20130418-0038410

Address New Owner:	Send Tax Bills to:	Map-Parcel
Laura J. Miller Revocable Trust	Same as Owner	142 07 0 C 082.00 CO
17200 Ash Hill Drive		
Louisville, KY 40245		

FOR AND IN CONSIDERATION of the sum of TEN 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, (I/WE), **MICHAEL W. EDWARDS as Executor and Beneficiary and PATRICIA ANN BAUMAN, as Beneficiary of the Estate of Annie Ellen Edwards**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **LAURA J. MILLER REVOCABLE TRUST**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Unit 82 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (TCA 66-27-101 through 66-27-123, herein referred to as the "Act"), as shown on the plan of Ashley Green, together with the appurtenant interest in the common elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit as established

by Master Deed of record in Book 7184, Page 44; Book 7184, Page 71; Book 7482, Page 312 and further amended as Instrument No. 20111101-0084880; and as shown on the plan of Ashley Green Boundary Plat in Plat Book 6900, Page 24; revised in Book 6900, Page 978, said Registers' Office.

BEING the same property conveyed to L. P. EDWARDS and wife, ELLEN EDWARDS by Deed dated May 30, 1995, and executed by ROCHFORD REALTY AND CONSTRUCTION COMPANY, INC. and recorded in Book 9686, Page 447, said Registers' Office.

Further being the same property conveyed by Affidavit of Inheritance dated April 15, 2013, and recorded as Instrument No. 20130418 0038409, Register's Office for Davidson County, TN.

The same L. P. Edwards having pre-deceased the said Ellen Edwards on September 18, 1996 and the said Ellen Edwards having since died February 24, 2013.

This is improved property known as 114 Newsom Green, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 (my/our) hand(s) this the 15 day of April, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MICHAEL W. EDWARDS, Executor and Beneficiary of the Estate of Annie Ellen Edwards

PATRICIA ANN BAUMAN, Beneficiary of the Estate of Annie Ellen Edwards

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Michael W. Edwards as Executor and Beneficiary of the Estate of Annie Ellen Edwards and Patricia Ann Bauman, Beneficiary of the Estate of Annie Ellen Edwards, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 15 day of April, 2013.

CURTIS M. LINCOLN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 2-6-17