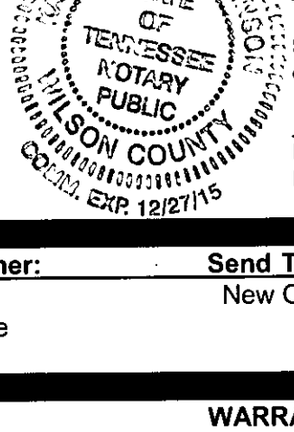
Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $157,900.00.

BILL GARRETT, Davidson County
Trans:T20130096190 DEEDWARR
Recvd: 11/12/13 11:28 3 pgs
Fees:18.00 Taxes:584.23
20131112-0116734



Mary Ellen Warren
Affiant

Subscribed and sworn to before me, this 8 day of November, 2013.

Notary Public
My commission expires: 12-27-13

06-1310-75378

Address of New Owner:	Send Tax Bills to:	Tax Information
Mary Ellen Warren 530 Knapp Farm Drive Hermitage TN 37076	New Owner	064-12-0-A-530.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beverly Sue Baker, married, Richard Lee Edging, married, and Jeannette Mangrum, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mary Ellen Warren, an unmarried woman,** hereinafter called the Grantees, their successors and 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 Unit No. 530, on the Plan of Fox Run, Second Revision - Part of Section 2, and First Revision - Part of Section 1, as established by the Master Deed Establishing a Horizontal Property Regime of Fox Run, of record in Book 5535, Page 713; amended in Book 5895, Page 516; amended in Book 5936, Page 301; amended in Book 6370, Page 817; and as further amended in Book 8510, Page 95, said Register's Office, and as shown on the plan of record in Book 6250, Page 118, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara S. Edging, unmarried by deed from Wayne McCauley, unmarried, dated August 31, 2011, recorded September 2, 2011, of record in Instrument No. 20110902-0068298, Register's Office for Davidson County, Tennessee. The said Barbara S. Edging, who died intestate, is also known as Barbara Sue Edging. Letters of Administration were issued to Beverly Sue Baker by the Chancery Court for Williamson County, Tennessee, Docket No. P7056, with Grantors being the heirs at law of the decedent. Jeannette Mangrum is erroneously referred to as Jeannette Mangram in said Chancery Court file.

The subject property is neither the principal residence of Grantors, nor their spouses or any dependents.

Beverly Sue Baker, Administratrix of the Estate of Barbara Sue Edging, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 530 Knapp Farm Drive, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 8th day of November, 2013.

Beverly Sue Baker, Individually and as Administratrix of the Estate of Barbara Sue Edging, deceased

Richard Lee Edging

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named, Beverly Sue Baker, Individually and as Administratrix of the Estate of Barbara Sue Edging, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument in the capacities and for the purposes therein contained.

Witness my hand in Brentwood, TN, this 8th day of November, 2013.

Notary Public

My Commission Expires: 1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard Lee Edging, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 8th day of November, 2013.

Notary Public

My Commission expires: 1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WITNESS my hand this 6th day of November, 2013.

Jeannette Mangrum

STATE OF FLORIDA
COUNTY OF LEE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeannette Mangrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Bonita 6th, this 6th day of November, 2013.

E.D. Hancock

Notary Public

My Commission expires : 11-6-17

BERENICE E.D. HANCOCK
Notary Public - State of Florida
My Comm. Expires Nov 6, 2017
Commission # FF 037209
Bonded Through National Notary Assn.