BILL GARRETT, Davidson County
Trans:T20150005504 DEEDWARR
Recvd: 01/22/15 14:05 13 pgs
Fees:68.00 Taxes:857.66
20150122-0006417

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $231,800.00

William Edward
Affiant

Subscribed and sworn to before me as of the 16 day of January, 2014.

Notary Public

My Commission Expires: 3/7/17

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires March 7, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL #
EAE Holding, LLC _____ _____	SAME	093010A22400CO & 10505001300

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **The Estate of Emmett Artway Edward**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **EAE Holdings, LLC**, its successors and/or assigns, hereinafter referred to as "Grantee," a certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Tract 1

Land in Davidson County, Tennessee, being Unit No. 809, as more particularly described in that certain Master Deed for Capitol Towers of record in Book 8607, Page 417, as amended in Book 11072, page 626, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emmett Edwards, a single man by deed from Capital Bonding Company, Inc, a Tennessee Corporation of record in Instrument No. 20060726-0090286, Register's Office for Davidson County, Tennessee, dated July 19, 2006 and recorded on July 26, 2006.

Said Emmett Edwards having since died. See also Probate in The Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Estate of Emmett Artway Edwards, Case No. 12P1709.

Being also known as Improved Property located at 510 Gay Street, Unit 809, Nashville, TN 37219.

RECEIVED JAN 0 2 2015

Tract 2

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of A Subdivision of Lots 37 and 52, O.B. Hays Rokeby Addition of record in Plat Book 547, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 11 fronts 57 feet on the west side of 15th Avenue South and runs back between lines 152 feet and 8 inches on the north line and 152 feet 10 inches on the south line to an alley on which is measures 57 feet.

Being the same property conveyed to Emmett H. Edwards by deed from Larry N. Cole, Sr., of record in Instrument No. 20030109-0004239 Register's Office for Davidson County, Tennessee, dated January 7, 2003 and recorded on January 9, 2003.

Said Emmett Edwards having since died. See also Probate in The Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Estate of Emmett Artway Edwards, Case No. 12P1709.

Being also known as Improved property located at 1307 15th Avenue South Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," its successor and/or assigns forever; and "Grantor" does 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, except as stated herein as follows:

TRACT 1

1. Taxes for the year 2014 a lien, not yet due and payable.

2. All matters shown on Plat recorded in Book 7900, page 345 amended in Book 9700, page 682, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 2735, page 473 and Book 2883, page 312, and in any allied instrument(s) referred to in said restrictions.

4. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Capitol Towers, and recorded in Book 8607, page 417 amended in Book 11072, page 626, Register's Office for Davidson County, Tennessee.

5. Charter of Capitol Towers Condominium Association of record in Book 8608, page 843, Register's Office for Davidson County, Tennessee.

6. Subject to all matters shown on the Plan of record in Plat Book 2663, Page 120 and 121, Register's Office for Davidson County, Tennessee.

7. Short Form Lease by and between Capitol Towers, limited, a Tennessee Limited Partnership and Capitol Towers Condominium Association, Inc. of record in Book 8607, Page 469 and Book 8607, page 414, in the Register's Office for Davidson County, Tennessee.

8. Collateral Assignment of Subleases, Assessments and Lien for Assessments by and between Capitol Towers Condominium Association, Inc., a Tennessee nonprofit corporation and Capitol Towers, limited, a Tennessee limited partnership of record in Book 3607, Page 472, in the Register's Office for Davidson County, Tennessee.

9. Grant of Easement of record in Instrument Number 20130517-0050049, in the Register's Office for Davidson County, Tennessee.

10. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

11. Subject to rights of others in and to the common areas and/or elements.

Tract 2

1. Taxes for the year 2014 a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 547, Page 2, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, its successor and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto as of the 8 day of DEC, 2014.

Estate of Emmett Artway Edwards

By: _____
Robert E. Cooper, Co-Executor

By: _____
William Edwards, Co-Executor

The undersigned, constituting all the heirs at law of the Estate of Emmett Artway Edwards, join into this deed for the purpose of consenting to the subject transfer, and do hereby acknowledge that this deed does transfer and convey to Grantee, all rights of the estate and the undersigned in and to the within described properties.

Residuary Beneficiaries of the
Estate of Emmett Artway Edwards

_____
Keith Edwards

_____
Marsha Epps Edwards

_____
Stella Edwards

_____
William Edwards

_____
Mattie Edwards Kemp

_____
LaVerne Edwards, on behalf of Lynda Edwards

8. Collateral Assignment of Subleases, Assessments and Lien for Assessments by and between Capitol Towers Condominium Association, Inc., a Tennessee nonprofit corporation and Capitol Towers, limited, a Tennessee limited partnership of record in Book 8607, Page 472, in the Register's Office for Davidson County, Tennessee.

9. Grant of Easement of record in Instrument Number 20130517-0050049, in the Register's Office for Davidson County, Tennessee.

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Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, its successor and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto as of the 16th day of January, 2015.

Estate of Emmett Artway Edwards

By:_____
Robert J. Cooper, Co-Executor

By:_____
William Edwards, Co-Executor

The undersigned, constituting all the heirs at law of the Estate of Emmett Artway Edwards, join into this deed for the purpose of consenting to the subject transfer, and do hereby acknowledge that this deed does transfer and convey to Grantee, all rights of the estate and the undersigned in and to the within described properties.

Residuary Beneficiaries of the
Estate of Emmett Artway Edwards

_____
Keith Edwards

_____
Marsha Epps Edwards

Stella Edwards
Stella Edwards

_____
William Edwards

_____
Mattie Edwards Kemp

_____
LaVerne Edwards, on behalf of Lynda Edwards

8. Collateral Assignment of Subleases, Assessments and Lien for Assessments by and between Capitol Towers Condominium Association, Inc., a Tennessee nonprofit corporation and Capitol Towers, limited, a Tennessee limited partnership of record in Book 8607, Page 472, in the Register's Office for Davidson County, Tennessee.

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11. Subject to rights of others in and to the common areas and/or elements.

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2. Subject to all matters shown on the Plan of record in Plat Book 547, Page 2, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, its successor and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto as of the 16th day of January, 2015

Estate of Emmett Artway Edwards

By:_____
Robert J. Cooper, Co-Executor

By:_____
William Edwards, Co-Executor

The undersigned, constituting all the heirs at law of the Estate of Emmett Artway Edwards, join into this deed for the purpose of consenting to the subject transfer, and do hereby acknowledge that this deed does transfer and convey to Grantee, all rights of the estate and the undersigned in and to the within described properties.

Residuary Beneficiaries of the
Estate of Emmett Artway Edwards

_____
Keith Edwards

_____
Marsha Epps Edwards

_____
Stella Edwards

_____
William Edwards

Mattie L. Edwards Kemp
Mattie Edwards Kemp

_____
LaVerne Edwards, on behalf of Lynda Edwards

8. Collateral Assignment of Subleases, Assessments and Lien for Assessments by and between Capitol Towers Condominium Association, Inc., a Tennessee nonprofit corporation and Capitol Towers, limited, a Tennessee limited partnership of record in Book 8607, Page 472, in the Register's Office for Davidson County, Tennessee.

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2. Subject to all matters shown on the Plan of record in Plat Book 547, Page 2, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, its successor and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto as of the 16 day of January, 2015

Estate of Emmett Artway Edwards

By:_____
Robert J. Cooper, Co-Executor

By: William Edwards
William Edwards, Co-Executor

The undersigned, constituting all the heirs at law of the Estate of Emmett Artway Edwards, join into this deed for the purpose of consenting to the subject transfer, and do hereby acknowledge that this deed does transfer and convey to Grantee, all rights of the estate and the undersigned in and to the within described properties.

Residuary Beneficiaries of the Estate of Emmett Artway Edwards

Keith Edwards

Marsha Epps Edwards

_____
Stella Edwards

William Edwards

_____
Mattie Edwards Kemp

LaVerne E. Edwards
LaVerne Edwards, on behalf of Lynda Edwards

in the former's capacity as the latter's Co-Conservator

Quincy Barlow, on behalf of Lynda Edwards
in the former's capacity as the latter's Co-Conservator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

REC

Personally appeared before me, the undersigned, a notary public in and for said County and State, Robert E Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Executor of The Estate of Emmett Artway Edwards the within named bargainor, and that he in such capacity, and on behalf of the said Estate, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office, on the 8 day of DEC, 2014.

Notary Public

My Commission Expires: 3-6-18

MARY B. CHAMBERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 6, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Williams Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Executor of The Estate of Emmett Artway Edwards the within named bargainor, and that he in such capacity, and on behalf of the said Estate, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office, on the _____ day of _____, 2014.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF_____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Keith Edwards, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office, on the _____ day of _____, 2014.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF_____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Marsha Epps Edwards, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office, on the _____ day of _____, 2014.

_____
Notary Public

My Commission Expires: _____

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, Stella Edwards, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office, on the 18th day of December, 2014.

Dawn E. Trueblood
Notary Public

My Commission Expires: 3/21/2016

DAWN E. TRUEBLOOD
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
03-21-2016

STATE OF TENNESSEE)
COUNTY OF_____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, William Edwards, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office, on the _____ day of _____, 2014.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF_____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Mattie Edwards Kemp, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office, on the _____ day of _____, 2014.

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF_____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Marsha Epps Edwards, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office, on the _____ day of _____, 2014.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF_____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Stella Edwards, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office, on the _____ day of _____, 2014.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF_____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, William Edwards, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office, on the _____ day of _____, 2014.

_____
Notary Public

My Commission Expires: _____
Rhode Island
STATE OF ~~TENNESSEE~~)
COUNTY OF Newport)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Mattie Edwards Kemp, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office, on the 8th day of December, 2014.

Elizabeth A Bouch
Notary Public

ELIZABETH A BOUCH
Notary Public, State of Rhode Island
My Commission Expires November 26, 2018

STATE OF TENNESSEE)
COUNTY OF Tipton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Marsha Epps Edwards, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office, on the 31 day of December, 2014.

Jason L Jenkins
Notary Public



My Commission Expires: June 12, 2018

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Stella Edwards, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office, on the _____ day of _____, 2014.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Tipton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, William Edwards, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office, on the 31 day of December, 2014.

Jason L Jenkins
Notary Public



My Commission Expires: June 12, 2018

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Mattie Edwards Kemp, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office, on the _____ day of _____, 2014.

_____
Notary Public

in the former's capacity as the latter's Co-Conservator

_____

Quincy Barlow, on behalf of Lynda Edwards
in the former's capacity as the latter's Co-Conservator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Robert J. Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Executor of The Estate of Emmett Artway Edwards the within named bargainor, and that he in such capacity, and on behalf of the said Estate, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office, on the _____ day of _____, 2014.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Williams Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Executor of The Estate of Emmett Artway Edwards the within named bargainor, and that he in such capacity, and on behalf of the said Estate, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office, on the 31 day of December, 2014.

Jason L Jenkins
Notary Public

My Commission Expires: June 12, 2018

JASON L JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF TIPTON

STATE OF TENNESSEE)
COUNTY OF Tipton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Keith Edwards, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office, on the 31 day of December, 2014.

Jason L Jenkins
Notary Public

My Commission Expires: June 12, 2018

JASON L JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF TIPTON

My Commission Expires: _____
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, LaVerne Edwards, on behalf of Lynda Edwards in the former's capacity as the latter's Co-Conservator, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Conservator of The Conservatorship of Lynda Edwards the within named bargainor, and that he in such capacity, and on behalf of the said Conservatorship, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office, on the 31 day of December, 2014.

Jason L Jenkins
Notary Public

My Commission Expires: June 12, 2018

JASON L JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF TIPTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Quincy Barlow, on behalf of Lynda Edwards in the former's capacity as the latter's Co-Conservator, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Conservator of The Conservatorship of Lynda Edwards the within named bargainor, and that he in such capacity, and on behalf of the said Conservatorship, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office, on the _____ day of _____, 2014.

_____
Notary Public

My Commission Expires:_____

My Commission Expires: _____
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, LaVerne Edwards, on behalf of Lynda Edwards in the former's capacity as the latter's Co-Conservator, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Conservator of The Conservatorship of Lynda Edwards the within named bargainor, and that he in such capacity, and on behalf of the said Conservatorship, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office, on the _____ day of _____, 2014.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Quincy Barlow, on behalf of Lynda Edwards in the former's capacity as the latter's Co-Conservator, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Conservator of The Conservatorship of Lynda Edwards the within named bargainor, and that he in such capacity, and on behalf of the said Conservatorship, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office, on the 18th day of December, 2014.

Ashley W. Morgan
Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016