THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
Mark E. Edwards & Deborah T. Edwards, Trustees 1932 Edenbridge Way Nashville, Tennessee 37215	SAME	159 01 0 023.00 104 02 0Z 105.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mark E. Edwards and Deborah T. Edwards, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mark E. Edwards and/or Deborah T. Edwards, Trustees of The Mark & Deborah Edwards Living Trust, established by the Revocable Trust Agreement of Mark E. Edwards and Deborah T. Edwards dated October 26, 2015**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantors' right, title and interest in and to real property in the State of

BILL GARRETT, Davidson County
Trans:T20150092485 DEEDWARR
Recvd: 10/30/15 10:06 5 pgs
Fees:27.00 Taxes:0.00
20151030-0110475

Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantees.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, the Grantees' successors, heirs and assigns, forever; and the Grantors covenant with the said Grantees that the Grantors are lawfully seized and possessed of said real property, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantors further covenant and bind the Grantors, the Grantors' heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantees, the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 26th day of October, 2015.

Mark E. Edwards

Deborah T. Edwards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark E. Edwards and Deborah T. Edwards, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of October, 2015.

My Commission Expires: _____

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 8, 2019

_____
Notary Public

EXHIBIT A

Legal Description

159 01 0 023.00 – 1932 Edenbridge Way, Nashville, Tennessee 37215

Land lying in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Hound's Run of record in Book 6900, pages 167 thru 171, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts a total of 208.21 feet on the southerly side of Edenbridge Way and runs back 278.21 feet on the westerly lot line and 260.25 feet on the easterly lot line to a line in the rear which measures 196.02 feet thereon.

Being the same property conveyed to Mark E. Edwards and wife, Deborah T. Edwards, by deed from Paul E. Cook, unmarried, of record in Book 8216, page 595, Register's Office for Davidson County, Tennessee.

This conveyance is subject to declaration of restrictive covenants of record in Book 7079, page 995, Affidavit of record in Book 7238, page 736, said Register's Office; and easements and setback lines as set forth on the above plan of record.

This is improved property known as 1932 Edenbridge Way, Nashville, Tennessee 37215.

104 02 0Z 105.00 – 3161 Parthenon Avenue, Unit 105, Nashville, Tennessee 37203

Land lying in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson, Tennessee, being Unit 105, of the Parthenon Park Townhomes, Phase 1 and Phase 2, as established by the Master Deed of record as Instrument No. 20040514-0056982, Register's Office for Davidson County, Tennessee, pursuant to Title 66, Chapter 27, Sections 101, et seq., as amended, of the Tennessee Code Annotated, of record as Exhibit "E" of said Master Deed, to which reference is hereby made for a more complete description of said units.

Being the same property conveyed to Mark Edwards and wife, Deborah Edwards, by deed from Parthenon Partners, LLC, a Tennessee limited liability company, of record as Instrument No. 20040607-0067033, Register's Office for Davidson County, Tennessee.

Mark E. Edwards and Mark Edwards are one and the same person. Deborah T. Edwards and Deborah Edwards are one and the same person.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. The premises herein described 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; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Parthenon Park Townhomes Condominiums of record as Instrument No. 20040514-0056982, Register's Office for Davidson County, Tennessee.
4. Charter of the Parthenon Park Townhomes Owner's Association, Inc., of record as Instrument No. 20040514-0056981, Register's Office for Davidson County, Tennessee.
5. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
6. Subject to the rights of others in and to the common areas/elements.
7. Subject to the lien for special assessments contained in the Master Deed and By-Laws as specified above.

This is improved property known as 3161 Parthenon Avenue, Unit 105, Nashville, Tennessee 37203.