WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/29/03 09:47 2pgs
Fees:13.00 Taxes:658.60

20031029-0159093

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$174,500.00~~ 178,000 CJ
178,000.00

Affiant

SUBSCRIBED AND SWORN ~~TO~~ BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Law Office of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chadwick Ryan James	**The Mortgage Company**	**Part of Map 82-09-0**
(NAME)	(NAME)	
306 Taylor Street	**7343 S. Alton Way, Suite 150**	**Parcel 110.00**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208	**Centennial, Colorado 80112**	
(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, **Lawrence Bros., LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carmen Busceme James and Chadwick Ryan James, wife and husband**, 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:

Land in Davidson County, Tennessee, being Unit 306, The Taylor, a Townhouse as established in Master Deed stabling The Taylor, a townhouse, of record as Instrument No. 20031020-0154607, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lawrence Bros., LLC. a Tennessee limited liability company by deed from James C. Humphrey, unmarried of record in instrument no. 20030228-0026775, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee:; (a) 2003 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Instrument No. 20030228-0026775 said Register's Office.

unimproved ☐

This is improved ☒ property, known as 306 Taylor Street, Nashville, TN 37208

(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 my hand this 24th day of October, 2003.

Lawrence Bros., LLC

By: Frederick S. Lawrence, Member

Frederick S. Lawrence, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Robert L. Scruggs, of the state and county aforementioned, personally appeared Frederick S. Lawrence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of Lawrence Bros., LLC, the within named bargainor, a Tennessee limited liability company, and that he as such member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as a member.

WITNESS my hand and seal this 24th day of October, 2003.

Notary Public

Commission expires:

Robert L. Scruggs Notary Public

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE