WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/13/04 13:04 2pgs
Fees:13.00 Taxes:1048.43

20040713-0083348

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,359.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

FREDERICA MASON NOTARY PUBLIC AT LARGE WASHINGTON CO. TENNESSEE My Commission Exp. 04-27-2004

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Chad Stone	**America's Wholesale Lenders**	**Map 82-9**
(NAME) **1317 4th Avenue North**	(NAME) **P.O. Box 10212**	**Parcel 488**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) **Van Nuys, CA 91410**	
(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 **Andrew Chad Stone and wife, Jody B. Stone,** 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 Lot No. 2 on the Plan of the Resubdivision of Lots 55 and 56 D. T. McGavock's First Addition to North Nashville of record in Instrument No. 20030910-0132111, and by deed from Cumberland Machine Company, Inc. dated August 3, 1995 of record in Book 9752, page 7305, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lawrence Bros., LLC, a Tennessee limited liability company by deed from Greg Pohl, unmarried of record in Instrument No. 20031020-0154815, 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) 2004 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Instrument No. 20030910-0132111, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1317 4th Ave North, Nashville, TN

(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 9th day of July, 2004.

Lawrence Bros., LLC

By:

William Barrett Lawrence, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **William Barrett 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 limited liability company, and that as such **Member** (officer) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as **Member.**

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Witness my hand and official seal at Nashville, Tennessee this 9th day of July, 2004.

Commission expires:



Frederica Mason — Notary Public