WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/09/04 08:17 2pgs
Fees:13.00 Taxes:791.80

20041109-0134775

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE My Commission Exp. JULY 5, 2005

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
Kimberly Ponciroli	**Mortgage Investors Group**	**Map 82-9**
(NAME)	(NAME)	
305 Taylor Street	**5200 Maryland Way Suite 202**	**Parcel 206**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Brentwood, TN 37027**	
(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**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimberly Ponciroli and Jason Ponciroli, husband and wife,** 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 the westerly 58 feet 10 inches of the easterly 177 feet 10 inches of the northerly 50.0 feet of Lot No. 18 (erroneously described as Lot No. "10" on the prior deed) on the Plan of D.T. McGavock's First Addition as of record in Book 10, page 606 to 609, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 18 fronts 58 feet 10 inches on the southerly side of Taylor Street and runs back between parallel lines with the easterly margin of an alley, 50.0 feet to a dead line.

Being the same property conveyed to Lawrence Bros., LLC by deed from James Lee Rollins, unmarried dated May 28, 2003, of record in Instrument No. 20030530-0073025, 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 Book 10, page 606-609, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 305 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 5th day of November, 2004.

Lawrence Bros., LLC

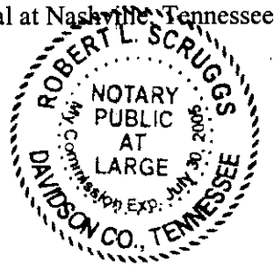
By:
William Barrett Lawrence, Member

STATE OF TENNESSEE

COUNTY OF

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 a **Member.**

Witness my hand and official seal at Nashville, Tennessee this 5th day of November, 2004.



Commission expires:

Robert L. Scruggs, Attorney Notary Public