Dav. Co. File Box 14-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,871.06

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF FEBRUARY, 2005

Notary Public

MY COMMISSION EXPIRES: 3/25/06

(AFFIX SEAL)

DEBORAH H. BEARDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

jtc fiel no. 17630-1

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
Leslie S. Adams	SunTrust Mortgage, Inc.	**Part of Map 82-9**
(NAME) **1400 4th Avenue North**	(NAME) P. O. Box 79041	**Parcel 109**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) Baltimore, MD 21279-0041	
(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 **Leslie S. Adams,** unmarried, 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 No. 3 as shown on Exhibit B of the Master Deed establishing Corner Grocery Condominiums of record in Instrument No. 20050131-0011267, Register's Office for Davidson County, Tennessee, together with an individual interest percentage interest in the common elements appurtenant to said unit as set for in said Master Deed.

Being the same property conveyed to Lawrence Bros., LLC, a Tennessee limited liability company by deed from Jac Sik Sin of record in Instrument No. 20031103-0160714, Register's Office for Davidson County, Tennessee. * and as corrected in Instrument No. 20050207.00 13707

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) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the Master Deed of record in Instrument No. 20050131-0011267; and (c) Charter of record in Instrument No. 20050131-0011266 , said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1400 4th Avenue North, 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 2nd day of February, 2005.

Lawrence Bros., LLC

By: Frederick S. Lawrence, Member

Frederick S. Lawrence, Member

Davidson County DEEDWARR
Recvd: 02/07/05 09:01 2 pgs
Fees:13.00 Taxes:454.62

20050207-0013710

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, 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 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 2nd day of February, 2005.

Commission expires:



Robert L. Scruggs Notary Public