WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/16/05 11:10 2 pg
Fees:13.00 Taxes:902.80

20050316-0028865

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: NOTARY SEAL

FREDERICA N MANNELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY TN
My Commission Exp. Nov. 10, 2008

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
Elizabeth Moore	**Countrywide Home Loans, Inc.**	**Map 82-9**
(NAME) **312 Taylor Street**	(NAME) **PO Box 10215**	**Parcel 109**
(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 **ELIZABETH MOORE, 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. 1 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 a portion of the property conveyed to Lawrence Bros., LLC, a Tennessee limited liability company by deed from Jac Sik Sin of record as Instrument No. 20031103-0160714, 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) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the Master Deed of record as Instrument No. 20050131-0011267, said Register's Office and (c) Charter of record as Instrument No. 20050131-0011266, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 312 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 14th day of March, 2005.

Lawrence Bros., LLC

By: _____
Frederick S. Lawrence, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, 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 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 company by himself as Member.

Witness my hand and seal this 14th day of March, 2005.

Commission expires:



Robert L. Scruggs Notary Public