Box 13 # 9559

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,655.00.

x [signature] 3-21-05
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2005.

[signature]
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/29/05 15:50 2 pgs
Fees:13.00 Taxes:342.82

20050329-0034060

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin J. Clum	American Home Mortgage	Map 108-16
(NAME)	(NAME)	
3212 Priest Woods Drive	7142 Columbia Gateway Dr.	Parcel 275
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Columbia, MD 21046	
(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, **MICHAEL LAWING AND WIFE, ASHLEY UTLEY LAWING**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIN J. CLUM**, 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 Lot No. 65-B on the Plan of Zone Lot Division of Lots 56, 65, 66, 67, Lakeview Hills, Section 4, of record in Plat Book 5200, page 642, as amended in Plat Book 6250, page 265, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael Lawing, unmarried, by deed from Alan L. McKenna and wife, Victoria McKenna, of record in Instrument #20000616-0060364, said Register's Office. Michael Lawing has since married. Ashley Utley Lawing joins in executing this deed to convey any interest she may have in said property.

This conveyance is subject to: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6250, page 265, said Register's Office; and (c) restrictive covenants of record in Book 6431, page 298, Book 6256, page 28 and Book 6488, page 411, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3212 Priest Woods Drive, Nashville, TN 37214
(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 our hands this 18th day of March, 2005.

[signature]
Notary Public

MY COMMISSION EXPIRES FEBRUARY 11, 2006

[signature]
Michael Lawing

[signature]
Ashley Utley Lawing

STATE OF KENTUCKY
COUNTY OF Daviess

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Lawing and Ashley Utley Lawing, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

2-11-06

Linda Rhodes
Notary Public

