WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/18/05 12:29 2 pgs
Fees:13.00 Taxes:823.25

20050518-0056072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON TENNESSEE My Commission Exp. July 30, 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
Piotr Michalowski	**Cumberland Bank**	**Part of Map 82-9**
(NAME) **1318 4th Avenue North Unit B**	(NAME) **810 Crescent Centre Drive Ste 320**	**Parcel 188**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) **Franklin, TN 37067**	
(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 **PIOTR MICHALOWSKI AND WIFE, DEANNA RELYEA,** 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 30 Unit B on the Master Deed establishing 1318 4th Avenue Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101-103, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record as Instrument No. 20050504-0049815, Register's Office for Davidson County, Tennessee, together with an undivided interest percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is herby made to the plat of D. Y. McGavock's First Addition to Nashville, of record in Book 10, page 606, said Register's Office.

Being part of the same property conveyed to Lawrence Bros., LLC, a Tennessee limited liability company, by deed from Hulda Margaret Dillard Miller of record as Instrument No. 20040721-0086958, Register's Office of 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 plan of record in Book 10, page 606-609, said Register's Office; (c) Master Deed contained in Instrument No. 20050504-0049815, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1318 4th Avenue North Unit B, 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 17th day of May, 2005.

Lawrence Bros., LLC

By:

Frederick S. Lawrence, Member

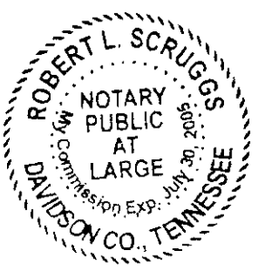
STATE OF TENNESSEE

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 17th day of May, 2005.

Commission expires:



Robert L. Scruggs Notary Public