WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2005.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/29/05 14:19 2 pgs
Fees:13.00 Taxes:462.50

20050629-0074897

CARI ALLEN NOTARY PUBLIC AT LARGE My Commission Exp. Jan 28, 2006 DAVIDSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Kenneth Lawrence	First Bank	
(NAME)	(NAME)	148-10-89
3926 East Ridge Drive	200 Fourth Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20051794

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, Willie Gordon Jackson Sr. and wife, Margaret D. Jackson**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James Kenneth Lawrence and Barbara Rodriguez**, 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. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 3926 East Ridge Drive, Nashville, TN 37211

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 27th day of June, 2005.

Willie Gordon Jackson Sr.

Margaret D. Jackson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Willie Gordon Jackson Sr. and wife, Margaret D. Jackson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Willie Gordon Jackson Sr. and wife, Margaret D. Jackson executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of June, 2005.

Commission expires:

CARI ALLEN NOTARY PUBLIC AT LARGE My Commission Exp. Jan 28, 2006 DAVIDSON CO., TENNESSEE

Notary Public

File No.: 20050069

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 120 on the Map of Locustwood Subdivision, Section 2, as of record in Book 2331, page 147, Register's Office for said County.

SAID Lot No. 120 fronts 89 feet on the easterly side of East Ridge Drive and runs back 221.7 feet on the southerly line and 221.5 feet on the northerly line to a lead line in the rear on which it measures 89 feet.

BEING the same property conveyed to Willie Gordon Jackson, Sr. and wife, Margaret D. Jackson by Deed from Barbara Ann Perry dated March 20, 1961 of record in Book 3186, Page 307, Register's Office for Davidson County, Tennessee.