STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,500.00

Nicholas J Kroes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2005.

Mitchell A Watts
Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/10/05 10:39 2 pg
Fees:13.00 Taxes:445.85
20051110-0136319

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP |
|---|---|---|
| Nicholas J. Kroes | Countrywide Home Loans, Inc. | 106-13-0 |
| 308 Vivelle Avenue | 2021 N. Gallatin Road Suite 292 | GROUP |
| Nashville, Tennessee 37210 | Madison, Tennessee 37115 | PARCEL 078.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Thousand Five Hundred Dollars and Zero Cents ( $120,500.00 ), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Brent Lawrence, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Nicholas J. Kroes, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No 10 on the Plan of Glenrose Park of record in Book 974, page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Brent Lawrence, a married man, by deed from Arlin McRae of record as Instrument No. 20021211-0153013 in the Register's Office for Davidson County, Tennessee.

Daveta Lawrence, spouse of Brent Lawrence, joins in this conveyance to convey any interest she may have in the subject property, particularly any marital interest.

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 and all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 308 Vivelle Avenue, Nashville, Tennessee 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 8th day of November, 2005.

Brent Lawrence

Daveta Lawrence

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Brent Lawrence and Daveta Lawrence, the bargainors, 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 8th day of November, 2005.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

