File No. 260600301

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/06 10:10 2 pgs
Fees:13.00 Taxes:458.80
20060630-0078336

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Sheila Snow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: September 22, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheila Snow	America's Wholesale Lender	Map 096-10-0
(NAME) 707 Braidwood Drive	(NAME) 750 Old Hickory Blvd. #180	Parcel 243.00
(ADDRESS) Nashville, TN 37214	(ADDRESS) Brentwood, Tennessee 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Wayne C. Lawhon, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sheila Show, a married woman,** HEREINAFTER CALLED THE GRANTEE, her 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 all of Lot No. 325, on the Plan of Cloverhill Subdivision, Section V, as shown by plat appearing of record in Plat Book 2133, Page 88, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Wayne C. Lawhon by Warranty Deed dated May 28, 2004 of record in Instrument No. 200406010064030, Register's Office for Davidson County, Tennessee.

2006 Davidson County taxes and all years thereafter are a lien, not yet due and payable; TVA Easement as shown on Plat; All matters shown on plat of record in Plat Book 2133, Page 88; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 707 Braidwood Dr., 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 GRANTEE, 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, 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/our hand(s) this 29th day of June, 2006.

Wayne C. Lawhon by Dan Lawhon his attorney in fact

Wayne C Lawhon, by Daniel Lawhon, his Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILSON

On this 29th day of June 2006 before me personally appeared Daniel Lawhon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Wayne C. Lawhon, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20060630007835, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 29th day of June, 2006.

Commission expires: September 22, 2007

Julia A Hirt — Notary Public

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

(seal)

File Number: 260600301

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122