WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/06 10:13 2 pgs
Fees:13.00 Taxes:1968.51

20061005-0123735

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $532,031.00

Melville M. Barnes, J
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires JUNE 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barnes Morgan Park, LLC	**New Owner**	**Map 82-9-J**
(NAME) **328 Van Buren Street**	(NAME)	**Parcel 328.00CO**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	
(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 **BARNES MORGAN PARK, LLC, a Tennessee limited liability company,** 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 Unit No. 328 on the master Deed establishing The Morgan Park Place 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. 20050831-0104621, amended as Instrument No. 20051110-0136248 and further amended in Instrument No. 20060516-0057286, 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 hereby made to the map of the Nashville Horticultural Society Plan of record in Plat Book 2, page 30, Chancery Court at Nashville, Tennessee.

Being part of the same property conveyed to Lawrence Bros., LLC, a Tennessee limited liability company, by deed from M&M Contractors, Inc. of record as Instrument No. 20020716-0085282, RODC; by deed from Will Goodman as Instrument No. 20030228-0023773, RODC; by deed from CSX Transportation, Inc., a Virginia Corp, as Instrument No. 20050510-0052491, RODC and by deed from New Urban Construction, LLC, a Tennessee limited liability company, as Instrument No. 20050527-0060136, Register's Office for 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, including but not limited to: (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2, page 30, Chancery Court at Nashville, Tennessee; (c) Restrictive covenants contained as Instrument No. 20050831-0104621 as amended as Instrument No. 20051110-0136248 and further amended as Instrument No. 20060516-0057286, said Register's Office; and (d) Charter of record as Instrument No. 20051114-0137058, said Register's Office.

unimproved ☐

This is improved x property, known as 328 Van Buren, 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 2nd day of October 2006.

Lawrence Bros. LLC

By: _____
Frederick S. Lawrence, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary, 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 a Member of Lawrence Bros., LLC, the within named bargainor, a limited liability company, and that such Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of Lawrence Bros., LLC as a Member.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of October, 2006.

Commission expires:



_____
Notary Public