WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/13/07 10:50 2 pgs
Fees:13.00 Taxes:1365.30

20071113-0132855

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$369,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

PAM MCBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlotte Ayers	**Same as Owner**	
(NAME) **310 Van Buren Street**	(NAME)	**MAP 82-9-J**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	**PARCEL 310.00**
(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 **CHARLOTTE AYERS, UNMARIED,** 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. 310 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 Plan Book 2, page 30, Chancery Court at Nashville, Tennessee.

Being a portion of the same property conveyed to Lawrence Bros. LLC a Tennessee limited liability company by Warranty Deed from M & M Contractors, Inc., of record in Instrument No. 20020716-0085282, RODC, Tennessee, by Warranty Deed from Will Goodman, of record in Instrument No. 20030228-0026773, RODC, Tennessee, by Quitclaim Deed from CSX Transportation, Inc. a Virginia Corp., of record in Instrument No. 20050510-0052491; RODC, Tennessee, by deed from Harry E. Lawrence as Instrument No. 20050525-0058998, RODC, Tennessee, and by Quitclaim Deed from New Urban Construction LLC, a Tennessee limited liability company, recorded May 27, 2005 of record in 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) 2007 real property taxes have been paid and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plan Book 2, page 30, Chancery Court at Nashville, Tennessee; (c) Restrictive covenants contained in Master Deed of record in Instrument No. 20060831-0104621, and amended in Instrument No. 20051110-0136248; Instrument No. 200605816-0057286; Instrument No. 20061023-0131222; Instrument No. 20070402-0038744 and Instrument No. 20070724-0087901, said Register's Office; and (d) Charter of record in Instrument No. 20051114-0137058, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 310 Van Buren Street, 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 7th day of November, 2007.

Lawrence Bros, LLC

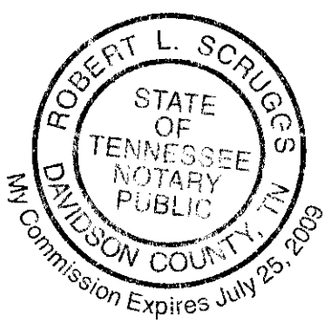
By: _____
Frederick S. Lawrence, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, 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 "Company") the within named bargainor, a Tennessee limited liability company, and that as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by her/himself as Member.

Witness my hand and official seal at Nashville, Tennessee this 7th day of November, 2007.

Commission expires:



_____
Notary Public