WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/26/07 15:05 2 pg
Fees:13.00 Taxes:1642.80
20071226-0147350

REBEKAH J. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 444,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

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
Matthew McCauley	Washington Mutual Bank, FA	**Map 82-9-J**
(NAME)	(NAME)	
334 Van Buren Street	2210 Enterprise Drive	**Parcel 334.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Florence, SC 29501	
(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, Tennessee limited liability company** and **HARRY E. LAWRENCE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW MCCAULEY** * 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:

* as trustee of the Matthew McCauley Revocable Trust dated September 12, 2001,

Land in Davidson County, Tennessee, being Unit No. 334 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, as amended in Instrument No. 20051110-0136248, Instrument No. 20060516-0057286, Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724-0087901 and further amended in Instrument No. 20071010-0120740 , 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 part of the same property conveyed to LAWRENCE BROS., LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deeds from NEW URBAN CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20050527-0060136, dated May 11, 2005; from HARRY E. LAWRENCE of record as Instrument No. 20050525-0058998, dated May 19, 2005; from M & M CONTRACTORS, INC. of record as Instrument No. 20020716-0085282, dated July 10, 2002; from WILL GOODMAN, MARRIED of record as Instrument No. 20030228-0026773, dated February 27, 2003, Register's Office for Davidson County, Tennessee. Also, being part of the same property conveyed to HARRY E. LAWRENCE of record as Instrument No. 20050525-0058997, dated May 19, 2005, said Register's Office.

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, Instrument No. 20070724-0087901 and Instrument No. 20071010-0120740, said Register's Office; and (d) Charter of record in Instrument No. 20051114-0137058, said Register's Office.

The property herein conveyed is not the principal residence of the grantors.

unimproved ☐

This is improved ☒ property, known as 334 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 19th day of December, 2007.

Lawrence Bros., LLC

By: _____
Harry Emmett Lawrence, Member

_____
Harry E. Lawrence, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Harry Emmett 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 himself as Member.

Witness my hand and official seal at Nashville, Tennessee this 19th day of December, 2007.

Commission expires:

TERRI D. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 4, 2011

Terri D. Jackson
Robert L. Scruggs Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Harry E. Lawrence** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of December, 2007.

Commission expires:

TERRI D. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 4, 2011

Terri D. Jackson
Robert L. Scruggs Notary Public