

Davidson County DEEDWARR
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Fees:13.00 Taxes:972.92



20080303-0021132

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$262,950.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF February, 2008.

NOTARY PUBLIC: Donna C. Pionk

MY COMMISSION EXPIRES: 1-9-2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen & Diane Lawrence 6025 Hagars Grove Pass Hermitage, TN 37076	CTX Mortgage Company 3100 McKinnon St.2 fl Dallas, TX 75201	Map 98.10 Group A Parcel 22

For and in 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,

Eric D. Brown and wife, Jessica N. Brown f/k/a Jessica N. Laird

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Allen Lawrence and wife, Diane Lawrence

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:

Being Lot No. 50, on the Plan of Phase One, Hagars Grove, of record in Instrument Number 20040614-0069738, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Eric D. Brown and Jessica N. Laird, both unmarried, Joint Tenants with Right of Survivorship by deed from Frank Batson Homes, Inc. dated April 6, 2005 of record in Instrument Number 20050415-0042351, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20040614-0069738, Register's Office for Davidson County, Tennessee.
2) Property is subject to Hagar's Grove, Phase One, a Planned Unit Development, Charter of record in Instrument Number 20040618-0072535, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Instrument Number 20040603-0065607, said Register's Office.
3) Property is subject to easement for sanitary sewers to Metro Government in Instrument Number 20030827-0124254, said Register's Office.
4) Property is subject to easement for Storm Water Detention Agreement in Instrument Number 20030603-0075394, said Register's Office.
5) 2008 taxes and subsequent years.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **6025 Hagars Grove Pass, Hermitage, TN 37076**
(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 our hand(s) this 29 day of February, 2008.

Eric D. Brown

Jessica N. Brown

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Eric D. Brown and wife, Jessica N. Brown, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of February, 2008.

Donna C. Piork
NOTARY PUBLIC

My Commission Expires: 1-9-2012

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076