File No. 280300147

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$149,999.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 03/31/08 13:51 2 pg
Fees:13.00 Taxes:555.00
20080331-0032021

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lori Pershing	First Horizon Home Loans, a division of First Tennessee Bank N.A.	**MAP: 18-12A 0A** **PARCEL: 36.00**
(NAME) **323 Dorr Drive**	(NAME) PO Box 809	
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS) Memphis, TN 38101	
(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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE,

Mark Lawrence and wife, Regina Lawrence,

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Lori Pershing,

hereinafter called the grantee(s), 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 Lot No. 36 on the Plan of Emerald Cove, a Planned Unit Development, the plat of which is recorded in Book 6900, pages 629-631, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Mark Lawrence and wife, Regina Lawrence by Warranty Deed dated September 30, 2002 from Kenneth D. Hale and wife, Michele V. Phimphachanh Hale of record by Instrument No. 20021002-0119867, Register's Office for Davidson County, Tennessee.

Together with and subject to Joint Driveway Agreement of record in Book 9036, Page 10, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

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 **323 Dorr Drive, Goodlettsville, TN 37072**
(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(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 24th day of March, 2008.

Mark Lawrence

Regina Lawrence

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Mark Lawrence and wife, Regina Lawrence** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 24th day of March, 2008.

Commission expires:

Notary Public

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

File Number: 280300147

~~**RETURN TO:**~~

AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072
Phone #: 615.855.1730
Fax #: 615.855.1736