WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/08 09:19 2 pgs
Fees:13.00 Taxes:984.20
20080417-0038825

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-19-08

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Jeffrey M. Casella	Jeffrey M. Casella	**MAP 082-090-J**
(NAME) **1500 4th Avenue North #103**	(NAME) 6024 Gardendale Drive	**PARCEL 003.00CO**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) Nashville TN 37215	
(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 and HARRY E. LAWRENCE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY M. CASELLA AND WIFE, LETHA LARET BOLING CASELLA,** 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. 4103 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 Instrument No. 20071010-0120740, Register's Office for Davidson County, Tennessee, together with an undivided 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 a portion of the same property conveyed to Lawrence Bros. LLC a Tennessee limited liability company by Warranty Deed from M & M Contractors, Inc., recorded July 16, 2002 of record in Instrument No. 20020716-0085282, RODC, Tennessee and by Warranty Deed from Will Goodman recorded February 28, 2003 of record in Instrument No. 20030228-0026773, RODC and by Quitclaim Deed from CSX Transportation, Inc. a Virginia Corp., recorded May 10, 2005 of record in Instrument No. 20050510-0052491 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) 2008 real property taxes have been pro-rated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 2, page 30, Chancery Court at Nashville, Tennessee; (c) Restrictive covenants contained in 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 Instrument No. 20071010-0120740, said Register's Office; and (d) Charter of record in Instrument No. 20051114-0137058 and Instrument No. 20041112-0136337, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1500 4th Avenue North 103, 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 15th day of April, 2008.

Lawrence Bros., LLC

By: _____
Frederick S. Lawrence, Member

_____
Harry E. Lawrence

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, Member, 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 15th day of April, 2008.

Commission expires:

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

_____
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 15th day of April, 2008.

Commission expires:

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

_____
Robert L. Scruggs
Notary Public

CERTIFICATE OF AUTHENTICITY

I, Casey Fisher, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Casey Fisher

State of Tennessee
County of Davidson

Personally appeared before me, Amy D. Nix, a notary public for this county and state, Casey Fisher, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary Public

Commission Expires: 7-19-08

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY