File No. 290900584

WARRANTY DEED

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090071094 DEEDWARR
Recvd: 10/19/09 14:57 2 pgs
Fees:13.00 Taxes:1091.50

20091019-0096651

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 8-19-13
(AFFIX SEAL)

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee A. Lawrence	NEW OWNER	171-04-A-42.00
(NAME)	(NAME)	
5408 Brownstone Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **I, Paula Davis F/K/A Paula Atchison, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Lee A. Lawrence, unmarried,** hereinafter called the grantee(s), 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. 87 on the Plan of Section One, Brownstone, of record in Plat Book 9700, pages 496 and 497, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Paula Atchison by deed from Tanya L. Field and Frederick Ruff, both unmarried of record in Instrument 20030731-0108781 on 07/29/2003 and filed for record on 07/31/2003, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 9700, Page 455, Plat Book 9700, Page 496, Plat Book 9700, Page 497, said Register's Office.

Restrictions of record in Book 10658, Page 952, Instrument 200101180005696, said Register's Office.

Storm water Detention Agreement Easement to Nashville of record in Book 10951, Page 689, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 10659, Page 15, said Register's Office.

Quitclaim Deed for Homeowner's Association as shown of record in Instrument 20010719-0076872, said Register's Office.

County of Davidson taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

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 5408 Brownstone Drive, Brentwood, TN 37027
(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), 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), 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/our hands this 9th day of October, 2009.

Paula Davis

Paula Davis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Paula Davis, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 9th day of October, 2009.

Commission expires:

Notary Public

File Number: 290900584

RETURN TO:

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV 8, ~~2009~~ 2007