WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

R-CWR-09-0441

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF December, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Lawrence	Chris Lawrence	
441 Harding Place Townhomes #B-12	(NAME) 441 Harding Place Townhomes #B-12	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	147-3-A-28.00 CO
(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 LILIAN RICHARDSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto Chris Lawrence, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B-12, HARDING PLACE CONDOMINIUMS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGES 571 AND 572, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6104, PAGE 725, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO LILLIAN AGUIRRE, UNMARRIED BY WARRANTY DEED FROM JASON PROCTOR WILLIAMS AND WIFE, MARGARET WILLIAMS, RECORDED ON THE 24TH DAY OF JULY, 2007 IN INSTRUMENT NO. 200707BEING THE SAME PROPERTY CONVEYED TO LILLIAN AGUIRRE, UNMARRIED BY WARRANTY DEED FROM JASON PROCTOR WILLIAMS AND WIFE, MARGARET WILLIAMS, RECORDED ON THE 24TH DAY OF JULY, 2007 IN INSTRUMENT NO. 20070724-0087663, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.24-0087663, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. LILIAN AQUIRRE IS NOW KNOWN AS LILIAN RICHARDSON. THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE PRINCIPAL MARITAL RESIDENCE OF LILIAN RICHARDSON AND SPOUSE LEX RICHARDSON.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SET FORTH IN THE PLAT OF RECORD IN PLAT BOOK 5200, PAGE 571 & 572; CHARTER FOR HOA IN BOOK 6081, PAGE 872, MASTER DEED IN BOOK 6104, PAGE 725 INSTRUMENT NO. 20050815-0096131; EASEMENT IN BOOK 3312, PAGE 560 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 441 Harding Place, #B-12, Nashville, Tennessee 37211
(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), their 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), 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.

BILL GARRETT, Davidson County
Trans:T20090087613 DEEDWARR
Recvd: 12/30/09 13:53 2 pgs
Fees:13.00 Taxes:92.50
20091230-0118518

Witness my/our hand(s) this 9th day of December, 2009.

Lilian Richardson

Lilian Richardson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lilian Richardson, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 9th day of December, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903