WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of May, 2011 Notary Public MY COMMISSION EXPIRES: 7.25.12 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110032585 DEEDWARR
Recvd: 06/01/11 15:36 2 pgs
Fees:13.00 Taxes:527.25
20110601-0041874

RYAN A. RAFOTH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolyn Flood and Bridget Flood	Primelending	07115030100
(NAME)	(NAME)	
1223 Joseph Avenue	18111 Preston Rd, Ste. 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Dallas, TX 75252	
(CITY) (STATE) (ZI	(CITY) (STATE) (ZI	

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, I, **Joshua Lawson, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto **Carolyn Flood, unmarried and Bridget Flood, married, as joint tenants with right of survivorship**, 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, TN; being Lot No. 113 on the Map of C.F. Sharpe and W.L. Horns 2nd Subdivision of Lindsley Property, which is of record in Plat Book 161, page 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Joshua Lawson by Warranty Deed from Bobbie L. Ellis, dated September 7, 2007 and filed of record in Instrument Number 20070910-0108253; Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 1223 Joseph Avenue, Nashville, TN 37207

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, has 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 hands this 31st day of May, 2011

Joshua Lawson by Annette Scutella his attorney in fact
Joshua Lawson by Annette Scutella, his Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Annette Scutella, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joshua Lawson, as his Attorney In Fact, under Power of Attorney bearing Inst. No. 20110601-0041873, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of * under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 31st day of May, 2011.

Laurie M Harris
Notary Public

My Commission Expires:

12-10-2012

* JOSHUA LAWSON

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:

WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483