Box 14
23484-8

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Kristen Lynn Richardson
Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES: 2/24/13 (AFFIX SEAL)

JOHN C. KOON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

G-VRE-11-5025

THIS INSTRUMENT WAS PREPARED BY
Ruby Tuesday Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen Lynn Richardson	Renasant Bank	
5025 Hillsboro Pike #22M	(NAME) 2001 Park Place North,Ste 650	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Birmingham, AL 35203	131-1-D-200.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRANDI MICHELLE LAWSON, unmarried AND PIPER MICHELLE LAWSON, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KRISTEN LYNN RICHARDSON, 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:

A CERTAIN PROPERTY KNOWN AS UNIT 200, ALSO KNOWN AS APT. 22-M, ON THE PLAN OF GEORGETOWN CONDOMINIUM APARTMENTS OF RECORD IN PLAT BOOK 5200, PAGE 4, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF 5025 HILLSBORO HOMEOWNER'S ASSOCIATION, INC., A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5211, PAGE 325; AS AMENDED IN BOOK 5616, PAGE 133 AND IN BOOK 6079, PAGE 516, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BRANDI MICHELLE LAWSON AND PIPER MICHELLE LAWSON, BOTH UNMARRIED PERSONS, EACH AS ONE-HALF OWNERS AS TENANTS IN COMMON BY WARRANTY DEED FROM JOHN H. KOON, MARRIED, RECORDED ON THE 12TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050512-0053464, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS INSTRUMENT IS BEING EXECUTED ON BEHALF OF BRANDI MICHELLE LAWSON, PURSUANT TO A POWER OF ATTORNEY EXECUTED BY SAME ON THE 21st DAY OF SEPTEMBER, 2010, OF RECORD IN INSTRUMENT NO. 20111012-0079397, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD PLAT BOOK 5200, PAGE 4; CHARTER OF THE HOA OF RECORD IN BOOK 5233, PAGE 459; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN BOOK 5211, PAGE 325 AMENDED IN BOOK 5616, PAGE 133 AND BOOK 6079, PAGE 516; EASEMENTS OF RECORD IN BOOK 4308, PAGE 575, BOOK 4308, PAGE 650, BOOK 7873, PAGE 859, INSTRUMENT NO. 20110620-0047283 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 5025 Hillsboro Pike #22M, Nashville, Tennessee 37215
(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:T20110063793 DEEDWARR
Recvd: 10/12/11 14:10 2 pgs
Fees:13.00 Taxes:588.30
20111012-0079398

Witness my/our hand(s) this 30th day of September, 2011.

Brandi Michelle Lawson by Piper Michelle Lawson, Attorney in Fact

Piper Michelle Lawson

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of September, 2011, before me personally appeared Piper Michelle Lawson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Brandi Michelle Lawson, and who acknowledged she executed the same as the free act and deed of the said Brandi Michelle Lawson.

Witness my hand and official seal, this the 30th day of September, 2011.

Notary Public

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

My Commission Expires:

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Piper Michelle Lawson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of September, 2011.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

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