BILL GARRETT, Davidson County
Trans:T20120032653 DEEDWARR
Recvd: 05/03/12 14:10 2 pgs
Fees:13.00 Taxes:1021.20

20120503-0038211

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2012.

Notary Public

MY COMMISSION EXPIRES: May 5, 2015.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANDREW FELTS, ET UX	SWBC MORTGAGE CORPORATION	160-14-0A-016.00 CO
(NAME) 5677 OAKES DRIVE	(NAME) 9311 SAN PEDRO, SUITE 100	
(ADDRESS) BRENTWOOD, TN 37027	(ADDRESS) SAN ANTONIO, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **WE, BRADLY LAWRENCE AND WIFE, LISA LAWRENCE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW S. FELTS AND WIFE, ANNA L. BLOBAUM,** 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 Lot No. 16 on the Plan of Highland Courts Highlands of Brentwood of record in Plat Book 4860, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bradly Lawrence and wife, Lisa Lawrence from Randall F. Morris and wife, Theresa L. Morris by deed of record in Instrument No. 20060526-0062132, dated May 25, 2006, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as shown on the plan of record in Plat Book 4860, Page 101; the Master Deed establishing a Horizontal Property Regime of Highland Courts of record in Book 5024, Page 549; By-Laws of the Association of Owners of Highland Courts of record in Book 5024, Page 557; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

**See Limited Power of Attorney for Bradly Lawrence being recorded simultaneously herewith of record as Instrument No. 20120503-0038210, said Register's Office.

Unimproved ( )
This is improved(X) property, known as 5677 OAKES 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 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 our hands this 30th day of April, 2012.

Bradly K. Lawrence
by Lisa Lawrence
attorney in fact for Bradly Lawrence
BRADLY LAWRENCE

Lisa L. Lawrence
LISA LAWRENCE

By: Lisa Lawrence, Attorney in Fact for Bradly Lawrence

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa Lawrence, the 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 at Nashville, Tennessee this 30th day of April, 2012.

My commission expires: **MAY 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2012, before me personally appeared **Lisa Lawrence, Attorney-in-Fact for Bradly Lawrence**, 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 Bradly Lawrence; and who acknowledged that she executed the same as the free act and deed of Bradly Lawrence.

Witness my hand and official seal at office this 30th day of April, 2012.

My commission expires: **MAY 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public