Record and Return to:

Prepared by:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: 07/08/13

(AFFIX SEAL)

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

File No.: DSE-12-1131

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen B. Lawrence	NEW OWNER	061-12-0-028.00
(NAME)	(NAME)	
1131 Riverwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120032705 DEEDWARR
Recvd: 05/03/12 14:59 2 pgs
Fees:13.00 Taxes:943.13
20120503-0038265

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/WE, **MATTHEW JOHN SINBACK AND KATHRYN EVANS SINBACK, HUSBAND AND WIFE,**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **KAREN B. LAWRENCE**, 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 Lot No. 107 on the Plan of Eastdale Place of record in Plat Book 547, Pages 29 and 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew John Sinback, an unmarried man, by Warranty Deed from Larua C. Dykes, an unmarried woman, dated November 30, 2005, of record in Instrument Number 20051201-0144595, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Matthew John Sinback, a married man and Kathryn Suzanne Evans, a married woman, husband and wife as joint tenants by Quitclaim Deed from Matthew John Sinback, married, dated December 1, 2010, of record in Instrument Number 20101206-0097180, in the Register's Office for Davidson County, Tennessee.

The said Kathryn Suzanne Evans is now known as Kathryn Evans Sinback.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1131 Riverwood Drive, Nashville, TN 37216
(House Number) (Street) (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 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.

Witness my/our hand(s) this 26th day of April, 2012.

Matthew John Sinback

Kathryn Evans Sinback

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 26th day of April, 2012.

Notary Public
My Commission Expires: 01/07/2013

(SEAL)

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171