BILL GARRETT, Davidson County
Trans:T20120051304 DEEDWARR
Recvd: 07/12/12 12:06 2 pgs
Fees:13.00 Taxes:448.44
20120712-0061286

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,200.00

Mary Birthright
Affiant

Subscribed and sworn to before me, this 10TH DAY OF JULY, 2012.

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: May 5, 2015

(AFFIX SEAL)

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brent Lawrence and wife, Daveta Lawrence	SAME	06108003300
	(NAME)	
117 Smith Street		
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Pamela Lynne Miller, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brent Lawrence and wife, Daveta Lawrence, hereinafter called the Grantees, 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 DESCRIBED ACCORDING TO A SURVEY MADE APRIL 17, 1979, BY JOHN KOHL, SURVEYOR, BEING LOT NO. 18 OF THE UNRECORDED PLAN OF MRS. MCGAUGHEY'S SUBDIVISION, A PART OF TRACT NO. 3 OF A. J. MCGAUGHEY'S 2ND HAYESBORO SUBDIVISION, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF TANGLEWOOD DRIVE 366.2 FEET MORE OR LESS FROM A DESTROYED MONUMENT AT THE CORNER OF TANGLEWOOD DRIVE AND HAYESBORO AVENUE); THENCE NORTH 76 DEG. 37 MINUTES WEST 240 FEET MORE OR LESS (245.5 FEET ACTUAL FIELD MEASURE) TO AN IRON PIN; THENCE NORTH 4 DEG. 53 MIN. WEST 120 FEET MORE OR LESS (121.3 FEET ACTUAL FIELD MEASURE) TO AN IRON PIN; THENCE SOUTH 75 DEG. 18 MIN. EAST 298 FEET, MORE OR LESS (304.4 FEET ACTUAL FIELD MEASURE) TO AN IRON PIN IN THE WESTERLY MARGIN OF TANGLEWOOD DRIVE; THENCE ALONG THE WESTERLY MARGIN OF TANGLEWOOD DRIVE, 110 FEET, MORE OR LESS, (110.2 FEET ACTUAL FIELD MEASURE) TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PAMELA LYNNE MILLER BY DEED FROM STEVEN T. JOHNSON AND WIFE, KATHY Y. JOHNSON, OF RECORD IN BOOK 7377, PAGE 490, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4709 Tanglewood Drive, Nasnville, TN 37216
(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

WARRANTY DEED
(Continued)

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 10th day of July, 2012.

Pamela Lynne Miller

Pamela Lynne Miller

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela Lynne Miller, unmarried, the herein bargainor(s), 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 10th day of July, 2012.

Mary Burkhalter

Notary Public

My Commission Expires: 11-3-15

(SEAL)



RETURN TO:
Cohen & Cohen
4908 Charlotte Avenue
Nashville, TN 37209