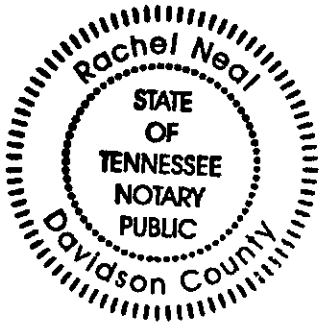
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: ~~May 23, 2012~~ 07/08/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian Lawson	New Owner	173090A36100
(NAME)	(NAME)	
7043 Sunnywood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Claudia B. Synnatzschke, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brian Lawson and Danielle Lawson, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 295, as shown on the Plan of Lenox Village, Phase Five, of record as Instrument No. 200501200007427 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Claudia B. Synnatzschke, an unmarried woman by Deed from Regent Homes LLC, a Tennessee limited liability company, dated 06/10/2005 and filed for record on 06/14/2005 in Instrument 200506140068015, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1. All matters as set forth per Instrument 200501200007427; 2. Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200203150032826, as amended of record in Instrument 200405260062220 and Instrument 200501130005133; 3. Restrictive Covenants for Detached Structure of record in Instrument 200503180029860; 4. Master Deed Restrictions of record in Instrument 200203150032825 and amended in Instrument 200405260062221; 5. Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage Easement of record in Instrument 200109180100849, and Instrument 200109180100851; 6. Storm Water Detention Agreement of record in Instrument 200403050025146; 7. Charter of record in Instrument 200204120045831, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

BILL GARRETT, Davidson County
Trans:T20120063560 DEEDWARR
Recvd: 08/24/12 13:35 2 pgs
Fees:13.00 Taxes:573.50

20120824-0076423

File No.: 01451-1338
SMG TN Warranty Deed

This is improved ☑ property, known as 7043 Sunnywood Drive, Nashville, TN 37211
(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/or 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/or 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 hand this 21st day of August, 2012.

Claudia B Synnatzschke
Claudia B. Synnatzschke

State of Tennessee
County of Rutherford

Personally appeared before me Claudia B. Synnatzschke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of August, 2012.

Carol M Holmes
Notary Public Carol M. Holmes
My Commission Expires: May 23, ~~2012~~ 2016 CMH

RETURN TO:
Memorial Title, LLC
2630 Memorial Blvd., Ste 203
Murfreesboro, TN 37129

