THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12050973** BILL GARRETT, Davidson County Trans:T20120067012 DEEDWARR Recvd: 09/06/12 14:43 2 pgs Fees:13.00 Taxes:1104.45 20120906-0080913	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $298,500.00. Affiant Subscribed and sworn to before me, this4th day of September, 2012. Notary Public My Commission Expires: My Commission Expires September 9, 2014

EMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Peter Bradley Adams 304 Van Buren St Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082090J30400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lawrence Bros., LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peter Bradley Adams, unmarried**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 304 on the Master Deed establishing the Morgan Park Place Condominiums, a horizontal property regime, created under Title 66, Chapter 27, Sections 101-103, et. seq. as amended, Tennessee code annotated, and as established by a Master Deed of record as Instrument No. 20050831-0104621, amended as Instrument No. 20051110-0136248, amended in Instrument No. 20060516-0057286 and further amended in Instrument No. 20061023-0131222, 20070402-0038744, 20070724-0087901 and 20071010-0120740, Register's Office for Davidson County, Tennessee, together with an undivided interest percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the map of the Nashville Horticultural Society Plan of record in Plat Book 2, Page 30, Chancery Court at Nashville, Tennessee.

Being part of the same property conveyed to Lawrence Bros., LLC, a Tennessee Limited Liability Company by General Warranty Deed from M and M Contractors, Inc., recorded on the 16th day of July, 2002 in Instrument No. 20020716-0085282; by Deed from Will Goodman as Instrument No. 20030228-0026773; by Deed from CSX Transportation, Inc., a Virginia Corp. as Instrument No. 20050510-0052491; by Deed from New Urban Construction, LLC, a Tennessee Limited Liability Company as Instrument No. 20050527-0060136; and by Deed from Harry G. Lawrence as Instrument No. 20050525-0058998, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 2, Page(s) 30 Chancery Court.

Terms and provisions of by-Laws of Morgan Park Place Condominium Association, Inc. recorded in Instrument No. 20050831-0104621.

Terms and provisions of the Articles of Incorporation of New Urban Construction, LLC , recorded in Instrument No. 20041112-0136337.

Charter of Morgan Park Place Condominium Association, Inc. recorded at Instrument No. 20051114-0137058.

Agreement for Dedication of Easement as set forth in instrument recorded in Instrument No. 20100112-0002819.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing MORGAN PARK PLACE Condominium of record in Instrument No. 20050831-0104621 , as amended by instrument(s) of record in Instrument Nos. 20051110-0136248, 20060516-0057286, 20061023-0131222, 20070402-0038744, 20070724-0087901, 20100682-0048863 and 20071010-0120740 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for 54" sewer line as shown on survey by Site Engineering Consultants dated January 3, 2003.

Storm Water Detention Agreement as set forth in Instrument recorded in Instrument No. 20050719-0083911.

This is improved property located at 304 Van Buren St Nashville TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of September, 2012.

Lawrence Bros., LLC

Frederick S Lawrence Member

By: Frederick S. Lawrence

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frederick S. Lawrence with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained and who further acknowledged that (s) is the Member of Lawrence Bros., LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of September, 2012

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014