THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 12081573** BILL GARRETT, Davidson County Trans:T20120068206 DEEDWARR Recvd: 09/11/12 13:42 2 pgs Fees:13.00 Taxes:854.70 20120911-0082463	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $831,000.00. Lauren E. Broadway Affiant Subscribed and sworn to before me, this 6th day of September, 2012. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Andrew L. Lawson and Lauren E. Broadway 515 Hogan Road Nashville TN 37220	Send Tax Bills To: SAME	Tax Information: Tax Parcel ID No. 146-16-0-005.00

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, **Aaron Bryant and Amy Bryant, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew L. Lawson, a single person, and Lauren E. Broadway, a single person as joint tenants, with the express right of survivorship, survivor taking,** ("Grantees"), their 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 Lot No. 6 on the Plan of Brentwood Hall, Section I of record in Plat Book 2083, Page 18, 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 Aaron Bryant by Warranty Deed from Dorothy B. Talley, unmarried of record at Instrument No. 20040720-0086758, Register's Office for Davidson County, Tennessee, dated July 16, 2004.

Amy Bryant joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Aaron Bryant.

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.

Taxes for the year 2012 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2083, Page 18 Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 1788, Page 143; Book 2084, page 409 and Book 2088, page 637, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant,

condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 515 Hogan Road Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, as joint tenants with the express right of survivorship, survivor taking.

And Grantor covenants that they are 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 themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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 6th day of September, 2012.

Aaron Bryant

Amy Bryant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Aaron Bryant and Amy Bryant, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of September, 2012.

Notary Public
My Commission Expires: _____

NATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014