WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130014095 DEEDWARR
Recvd: 02/20/13 10:28 2 pgs
Fees:13.00 Taxes:880.60

20130220-0016862

B-VRES-13-314

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

CP Goodman
Affiant

Subscribed and sworn to before me, this ~~15th~~ 19th DAY OF February, 2013.

Amanda Vaught
Notary Public

MY COMMISSION EXPIRES: 08/23/2016
(AFFIX SEAL)

AMANDA VAUGHN — State of Tennessee Notary Public — DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katy Bridger	SWBC Mortgage Corp. (NAME)	
314 Van Buren St (ADDRESS)	9311 San Pedro, Ste 100 (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	San Antonio TX 78216 (CITY) (STATE) (ZIP)	082-09-0-J-314.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we LAWRENCE BROS. LLC, A TENNESSE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATY BRIDGER, AN UNMARRIED WOMAN, 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 UNIT NO. 314 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 IN INSTRUMENT NO. 20050831-0104621, AS AMENDED IN INSTRUMENT NO. 20051110-0136248, INSTRUMENT NO. 20060516-0057286, INSTRUMENT NO. 20061023-0131222, INSTRUMENT NO. 20070402-0038744, INSTRUMENT NO. 20070724-0087901, INSTRUMENT NO. 20071010-0120740 AND INSTRUMENT NO. 20100622-0048863, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED, AS AMENDED. 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 A PORTION OF THE SAME PROPERTY CONVEYED TO LAWRENCE BROS. LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED FROM M & M CONTRACTORS, INC OF RECORD IN INSTRUMENT NO. 20020716-0085282, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 10, 2002 AND RECORDED ON JULY 16, 2002. ALSO

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO LAWRENCE BROS. LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED FROM WILL GOODMAN, MARRIED OF RECORD IN INSTRUMENT NO. 20030228-0026773, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 27, 2003 AND RECORDED ON FEBRUARY 28, 2003. ALSO

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO LAWRENCE BROS. LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED FROM HARRY E, LAWRENCE OF RECORD IN INSTRUMENT NO. 20080422-0041055, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 15, 2008 AND RECORDED ON APRIL 22, 2008. AND BY QCD IN INSTRUMENT NO. 20050525-0058998, 20050525-0058997 AND 20050510-0052491. ALSO

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO LAWRENCE BROS. LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED FROM NEW URBAN CONSTRUCTION, LLC, OF RECORD IN INSTRUMENT NO. 20050527-0060136, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 11, 2005 AND RECORDED ON MAY 27, 2005 AND BY DEED IN INSTRUMENT NO. 20050407-0038334.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 2, PAGE 30; MASTER DEED AND BY-LAWS OF RECORD IN INSTRUMENT NO. 20050831-0104621 AMENDED IN INSTRUMENT NO. 20051110-0136248; INSTRUMENT NO. 20060516-0057286; INSTRUMENT NO. 20061023-0131222; INSTRUMENT NO. 20070402-0038744; INSTRUMENT NO. 20070724-0087901; INSTRUMENT NO. 20071010-0120740; AND INSTRUMENT NO. 20100622-0048863; BY-LAWS OF MORGAN PARK CONDOMINIUM ASSOCIATION, INC. AS OF RECORD IN INSTRUMENT NO. 20050831-0104621; CHARTER OF RECORD IN INSTRUMENT NO. 20051114-0137058; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20050719-0083911; AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWERS, STORM DRAINAGE, WATER MAINS, PUMPS AND APPURTENANCES OF RECORD IN INSTRUMENT NO. 20100112-0002819; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 314 Van Buren St, Nashville, Tennessee 37208

(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 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 15th day of February, 2013.

Lawrence Bros. LLC, a Tennesse

Frederick Scott Lawrence

By: Frederick Scott Lawrence
Its: Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of February, 2013, before me personally appeared Frederick Scott Lawrence, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Member of Lawrence Bros. LLC, a Tennesse, the within named bargainor, a limited liability company, and that he as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of February, 2013.

Megan Paulus

Notary Public

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-9-16

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903