Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130042151 DEEDWARR
Recvd: 05/21/13 09:13 2 pgs
Fees:13.00 Taxes:1994.30
20130521-0050985

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $539,000.00. M.J. Hart
Affiant

Subscribed and sworn to before me, this the 15th day of May, 2013. [illegible]
Notary Public

My commission expires: 5-3-16

(AFFIX SEAL)

ROBERT M. LOVELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brian Lawrence **Sondra Lawrence**	Suntrust Mortgage	**Map 118-01-0 Parcel 359-00**
900 Knox Ave.	901 Semmes Ave	
Nashville, TN 37204	Richmond VA 23224	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas Lee Sanders, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Lawrence and Sondra Lawrence, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Unit No. A on the Plan of Knox and 9th Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions and By-Laws of Knox and 9th Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20120803-0069110, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Knox and 9th Townhomes, a Horizontal Property Regime with Private Elements, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20120803-0069110, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the part of the same property conveyed to Thomas Lee Sanders, by Deed dated April 30, 2012 from Dorothy Dunn, of record in Instrument No. 20120502-0037650 and Scrivener's Affidavit of record in Instrument No. 20120816-0073346, Register's Office for Davidson County, Tennessee. And further conveyed to Thomas Lee Sanders by Quitclaim Deed dated March 14, 2013, from Richard Pope, Jr., Sheldon Pope, Jr., and Quinton Pope of record in Instrument No. 20130315-0026127 and by Quitclaim Deed dated March 13, 2013, from Michael Pope of record in Instrument No. 20130315-0026128, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions, Restrictions and ByLaws, of record in Instrument No. 20120803-0069110, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **900 Knox Ave., Nashville, TN 37204**

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 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 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 **May, 2013.**

Thomas Lee Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Thomas Lee Sanders,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **May, 2013.**

Notary Public

My Commission Expires: 11-15-15

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.