BILL GARRETT, Davidson County
Trans:T20130072925 DEEDWARR
Recvd: 08/23/13 09:03 2 pgs
Fees:13.00 Taxes:703.00

20130823-0088988

WARRANTY DEED

B-VRES-13-1312

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-11-17

(AFFIX SEAL)

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
Jason Arnold	Republic State Mtg Co	
1312 7th Avenue North (ADDRESS)	2715 Bissonet Ste 102 (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Houston TX 77005 (CITY) (STATE) (ZIP)	82-9-30.00

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, we WILLIAM B. LAWRENCE AND HARRY E. LAWRENCE AND FREDERICK S. LAWRENCE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JASON ARNOLD, A SINGLE MAN, 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 THE SOUTHERLY 33-1/3 FEET OF LOT NO. 23 ON THE MAP OF NORTH NASHVILLE REAL ESTATE COMPANY'S PLAN OF LOT'S, AS OF RECORD IN BOOK 21, PAGE 105, REGISTER'S OFFICE FOR DAVIDSON COUNTY.SAID PART OF SAID LOT FRONTS 33-1/3 FEET ON THE EASTERLY SIDE OF 7TH AVENUE NORTH AND RUNS BACK BETWEEN PARALLEL LINES 174 FEET 4 INCHES TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM WILLIAM B. LAWRENCE AND WIFE, CLAUDIA SWITZER TO WILLIAM B. LAWRENCE, HARRY E. LAWRENCE AND FREDERICK S. LAWRENCE AS RECORDED ON THE 19TH DAY OF JULY, 2006 IN INSTRUMENT NO. 20060719-0086896 AND WARRANTY DEED FROM SUZANNE BOETERS, UNMARRIED TO WILLIAM B. LAWRENCE AND WIFE, CLAUDIA SWITZER AS RECORDED ON THE 18TH DAY OF JULY, 2005 IN INSTRUMENT NO. 20050718-0082904, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY IS NOT THE PRIMARY MARITAL RESIDENCE FOR THE WITHIN NAME GRANTORS.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 21, PAGE(S) 105, 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 1312 7th Avenue North, 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 20th day of August, 2013.

WILLIAM B LAWRENCE BY HARRY E. LAWRENCE ATTORNEY IN FACT

William B. Lawrence by Harry E. Lawrence,
Attorney in Fact

Harry E. Lawrence

FREDERICK S. LAWRENCE BY HARRY E LAWRENCE ATTORNEY IN FACT

Frederick S. Lawrence by Harry E. Lawrence,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HARRY E. LAWRENCE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of August, 2013.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared HARRY E. LAWRENCE to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM B. LAWRENCE AND FREDERICK S. LAWRENCE and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM B. LAWRENCE AND FREDERICK S. LAWRENCE.

Witness my hand and official seal, this the 20th day of August, 2013.

C. Loy Carney

Notary Public
My Commission Expires:

(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

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