BILL GARRETT, Davidson County
Trans:T20130098820 DEEDWARR
Recvd: 11/21/13 08:55 2 pgs
Fees:13.00 Taxes:1073.00

20131121-0119871

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $290,000.00.

Robin Edwards
Affiant

Subscribed and sworn to me on November 8, 2013.

NOTARY PUBLIC
My Commission Expires: 2/23/15

ROBERT L. SANDERS NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Country Club Investors LLC 3413 Hopkins Street Nashville, TN 37215-1307 4372 S. Carothers Rd Franklin, TN 37064	SAME AS NEW OWNER	09116013500

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Randall Wade Lynn, Trustee of The Lawrence Trust, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Country Club Investors LLC, hereinafter called **"GRANTEE,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 301, BLOCK 15, CHARLOTTE PARK COMPANY'S FIRST ADDITION, as shown on plat of record in Plat Book 57, Page 103, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Hattie M. Lawrence to The Lawrence Trust, dated March 7, 2006, Hattie M. Lawrence, Trustor and/or Trustee as recorded on the 15th day of March, 2006 in Instrument No. 20060315-0030125 and Warranty Deed from Richard A. Pratt, unmarried to Charles Johnson Lawrence and wife Mary Elizabeth Lawrence, jointly for life with remainder to Hattie Marie Lawrence as recorded on the 22nd day of April, 1960 in Deed Book 3067, Page 385, in the Register's Office of Davidson County, Tennessee.

The property being conveyed is also known as 4400 Dakota Avenue, Nashville, TN 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE they 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 GRANTOR does further covenant and bind themselves, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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.

Randall Wade Lynn
Randall Wade Lynn
Trustee of The Lawrence Trust

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8th day of November, before me, the undersigned Notary Public, personally appeared Randall Wade Lynn, known to me (or proved to me on the basis of satisfactory evidence), to be the Trustee of The Lawrence Trust, the within named bargainor, and that he as such trustee executed the foregoing instrument for the purposes therein contained, by signing the name of The Lawrence Trust by himself as such trustee.

WITNESS MY HAND AND OFFICIAL SEAL, this the 8th day of November 2013.

NOTARY PUBLIC

My Commission Expires: 9-11-17

DIANNE R. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY