BILL GARRETT, Davidson County
Trans:T20140015756 DEEDWARR
Recvd: 03/07/14 13:15 2 pgs
Fees:13.00 Taxes:814.00
20140307-0019412

RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO. 1198

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$220,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2014.

Notary Public

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES: 12/18/2017

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
PAUL BUDSLICK et al **908 Marengo Lane** **Nashville, TN 37204**	**S A M E**	**082-16-0033.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, RUSTY LAWRENCE, Unmarried**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL BUDSLICK and KARL PETERS, TENANTS IN COMMON**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 12 in Henry Blood's Addition to Nashville, Tennessee, as of record in Book 21, page 5, Register's Office for Davidson County, TN.

SAID Lot No. 12 fronts 50 feet on the south side of Main Street and extends back between parallel lines 170 feet to an alley.

INCLUDED but EXCLUDED in this conveyance is part of Lot No. 12 that was previously conveyed to The Nashville Housing Authority by Warranty Deed from Henry J. Kile and wife, Mary Agnes Kile of record in Book 3910, page 821, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Rusty Lawrence by Substitute Trustee's Deed from David G. Mangum, Substitute Trustee, of record in Instrument Number 20061208-0152152, Register's Office for Davidson County, Tennessee and being the same property conveyed to Nicole B. Grisby, unmarried, by deed from Hubert S. Fyke and Dorothy M. Fyke, Trustee, Fyke Family Revocable Trust of record in Instrument No. 20010112-0004079, said Register's Office.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office.

This is improved property known as 624 Main Street, Nashville, TN 37206

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, their heirs and assigns, forever, and we do covenant with 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 hand this 26th day of February, 2014.

RUSTY LAWRENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named RUSTY LAWRENCE, the bargainor, 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 26th day of February, 2014.

Notary Public

My Commission Expires: 12/18/2017

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY