THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 1403042**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $269,000.00. Affiant Subscribed and sworn to before me, this 16th day of April, 2014. Notary Public My Commission Expires: 4-17-17

BRITTANY GOINS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140027362 DEEDWARR
Recvd: 04/22/14 13:52 2 pgs
Fees:13.00 Taxes:995.30

20140422-0033741

WARRANTY DEED

Address New Owner: Christian Lawrence and Karen Lawrence 1002 Percy Warner Blvd Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 12912007100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Lynn Forte** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christian Lawrence and Karen Lawrence, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 75, SECTION 1, WARNER PARK VALLEY, as shown on plat of record in Plat Book 3600, Pages 12, 13 and 14, 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 Lynn F. Griffin to Mary Lynn Forte as recorded on the 2nd day of April, 2007 in Instrument No. 20070402-0038808; Quitclaim Deed from Gary Griffin, unmarried to Lynn F. Griffin, unmarried as recorded on the 1st day of November, 2006 in Instrument No. 20061101-0135660, re-recorded at Instrument No. 20070220-0020997; Quitclaim Deed from Gary Griffin, an unmarried man and Lynn F. Van Buren, an unmarried woman, as joint tenants with Rights of Survivorship to Gary Griffin and wife Lynn F. Griffin, as joint tenants with Rights of Survivorship as recorded on the 21st day of March, 2001 in Instrument No. 20010321-0026953 and Warranty Deed from Junne Shreffler, unmarried to Gary Griffin, an unmarried man and Lynn F. Van Buren, an unmarried woman, Joint Tenants With Rights of Survivorship as recorded on the 31st day of August, 2000 in Instrument No. 200008310086391, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, WARNER PARK VALLEY, as recorded in Plat Book 3600, Page(s) 12, 13 and 14.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3466, Page 89, Book 3534, Page 128, Book 3577, Page 511 and Book 3702, Page 465.

This is improved property located at 1002 Percy Warner Blvd Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of April, 2014.

Mary Lynn Forte

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Lynn Forte, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of April, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014