(1) Box 36 2745

WARRANTY DEED

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
December 6, 2016
STATE OF TENNESSEE

G-VRES-14-707

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Crossroads Campus	The Crossroads Campus	
(NAME) **707 Monroe Street**	(NAME) 1210 7th Avenue North	**82-9-254**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) Nashville, TN 37208-2606	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **HARRY E. LAWRENCE, MARRIED AND FRED LAWRENCE, MARRIED AND WILLIAM LAWRENCE, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THE CROSSROADS CAMPUS** hereinafter called the Grantee(s), it's successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I:

Land in Davidson County, Tennessee, being the easterly fifty feet of the northerly forty feet of Lot No. 42 and the easterly fifty feet of Lot Nos. 43 and 44 on the Plan of the addition of D.T. McGavock's Estate, as of record in Plan Book 1, page 33, of the Chancery Court at Nashville.

Said parts of Lot Nos. 42, 43 & 44, front fifty feet on the southerly side of Monroe Street and run back between parallel lines with the westerly margin of an alley 140 feet to an alley in the rear.

Tract II:

Land in Davidson County, Tennessee, being the northerly one-half of Alley No. 213 fronting Alley No. 212 and running back between parallel lines 50 feet to a dead line. Said dead line being the direct extension southerly of the westerly lot line of Tax Map and Parcel No. 082-9-254. Said part of Alley No. 213 being that land acquired pursuant to Metro Bill No. 76-312, of record in the Metro Clerk's Office for said County, and subject to the Easements retained by the Metropolitan Government of Nashville and Davidson County as therein described.

Being the same property conveyed to Harry E. Lawrence, married, by deed from Grant W. Haynie and wife, Lynda A. Haynie of record in Instrument No. 20040507-0052395, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Harry E. Lawrence, married, Fred Lawrence, married and William Lawrence, married by Quitclaim Deed from Harry E. Lawrence, married, of record in Instrument No. 20040507-0052398, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- County taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D.T. MCGAVOCK'S ESTATE, as recorded in Plat Book 1, Page(s) 33 (Chancery Court),
- Subject to Ordinance Bill No. 76-312.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **707 Monroe Street, Nashville, Tennessee 37208**.

BILL GARRETT, Davidson County
Trans: T20140030421 DEEDWARR
Recvd: 05/02/14 14:47 2 pgs
Fees: 13.00 Taxes: 1924.00

20140502-0037596

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), it's successors 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 the 24th DAY OF APRIL, 2014.

Harry E. Lawrence

William Lawrence

Fred Lawrence

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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of April, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRED 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of April, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of April, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212