This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $155,500.00.

Jennifer Crowell
Affiant

Subscribed and sworn before me this the 30th day of April, 2014.

Brittany Goins
Notary Public
My commission expires: 6-7-17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Thomas Chelius 2116 Hobbs Road, Unit M4 Nashville, TN 37215	new owner	131-02-0A-091.00 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KAREN LAWRENCE F/K/A KAREN HICKS AND HUSBAND, CHRISTIAN LAWRENCE AND CAROLYN SHARP HICKS, A SINGLE WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to THOMAS CHELIUS AND WIFE, JOANNE CHELIUS, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit M-4 of Hobbs House Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4595, page 74 as amended in Book 5200, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Karen Hicks, a Single Woman and Carolyn Sharp Hicks, a Single Woman, by Warranty Deed from John Spence, Joined by his spouse, Angela J. Murphy, dated June 5, 2012, of record in Instrument No. 20120613-0051716, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 2116 Hobbs Road, Unit M4, Nashville, TN 37215.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 30th day of April, 2014.

Karen Lawrence
Karen Lawrence F/K/A Karen Hicks

Christian Lawrence

Carolyn Sharp Hicks by Karen Lawrence her Attorney-in-Fact
Carolyn Sharp Hicks by Karen Lawrence, her Attorney-in-Fact

BILL GARRETT, Davidson County
Trans:T20140031692 DEEDWARR
Recvd: 05/07/14 14:33 2 pgs
Fees:13.00 Taxes:575.35
20140507-0039146

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Karen Lawrence and Christian Lawrence, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2014.

My commission expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 30th day of April, 2014, before me, the undersigned Notary Public in and for said County and State, personally appeared Karen Lawrence with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Carolyn Sharp Hicks, by Specific Power of Attorney dated April 25, 2014, and who acknowledged that he executed the same as the free act and deed of Carolyn Sharp Hicks.

Witness my hand and official seal this 30th day of April, 2014.

My Commission Expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY