Davidson County DEEDWARR
Recvd: 06/09/14 13:39 5 pgs
Fees:28.00 Taxes:1209.90
20140609-0049964

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
James Todd **4001 Harding Place** **Nashville, Tennessee 37215**	**082090J30600CO**	**James Todd** **4001 Harding Place** **Nashville, Tennessee 37215**

This instrument prepared by: Bradley Arant Boult Cummings LLP
1600 Division Street, Suite 700, Nashville, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **LAWRENCE BROS., LLC**, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **JAMES TODD** (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters listed on EXHIBIT B, attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is improved property commonly known **as 306 Van Buren Street, Nashville, Davidson County, Tennessee**.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $327,000.00.

Affiant

Subscribed and sworn to before me this 9th day of June, 2014

Notary Public

My Commission Expires: _____

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, except for claims arising under or by virtue of the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 9th day of June, 2014.

GRANTOR:

LAWRENCE BROS., LLC
a Tennessee limited liability company

By: _____
Frederick Scott Lawrence
Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, Frederick Scott Lawrence, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Member of LAWRENCE BROS., LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member, being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the company by himself as such Member.

WITNESS my hand seal at office this 9th day of June, 2014.

_____
Notary Public

My Commission Expires: 6-21-16

CAROL A. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being **Unit No. 306** on the Master Deed establishing the Morgan Park Place East Condominiums, a horizontal property regime, created under the Title 66, Chapter 27, Sections 101-103, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Record as Instrument No. 20050831-0104621, as amended as Instrument No. 20051110-0136248, further amended in Instrument No. 20060516-0057286, Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724-0087901, Instrument No. 20071010-0120740 and Instrument No. 20100622-0048863, Register's Office of Davidson County, Tennessee, together with an undivided interest in the common elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the map of the Nashville Horticultural Society Plan, of record in Plat Book 2, page 30, Chancery Court at Nashville, Tennessee.

Being part of the same property conveyed to Lawrence Bros., LLC, a Tennessee limited liability company, by deed dated July 10, 2002 from M&M Contractors, Inc., of record as Instrument No. 20020716-0085282, Register's Office for Davidson County, Tennessee; by deed dated February 27, 2003, from Will Goodman, married, as of record as Instrument No. 20030228-0026773, Register's Office of Davidson County, Tennessee; by deed dated May 5, 2005, from CSX Transportation, Inc. of record as Instrument No. 20050510-0052491, Register's Office for Davidson County, Tennessee; by deed dated May 19, 2005 from Harry E. Lawrence of record as Instrument No. 20050525-0058998, Register's Office for Davidson County, Tennessee; by deed dated May 11, 2005, from New Urban Construction, LLC, of record as Instrument No. 20050527-0060136, Register's Office for Davidson County, Tennessee, and by deed dated April 15, 2008, from Harry E. Lawrence of record in Instrument No. 20080422-0041055, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Exceptions

The conveyance of the property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Taxes for the year 2014 and subsequent years, a lien, but not yet due and payable. Taxes for current year prorated at closing and assumed by Grantee.

2. Restrictive Covenants of Record in Instrument No. 20050831-0104621, as amended as Instrument No. 20051110-0136248, further amended in Instrument No. 20060516-0057286, Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724-0087901, Instrument No. 20071010-0120740 and Instrument No. 20100622-0048863, Register's Office of Davidson County, Tennessee

3. All matters appearing on the Plan of record as Plat Book 2, page 30, Chancery Court at Nashville, Tennessee.

4. Easements to the Metropolitan Government of Nashville and Davison County for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20100112-0002819, Register's Office for Davidson County, Tennessee.

5. Storm Water Detention Agreement of record in Instrument No. 20050719-0083911, said Register's Office.

6. Rights and claims of tenants in possession, pursuant to the terms of unrecorded leases.

7. Charter of Incorporation of Morgan Park Place Condominium Association, Inc. of record in Instrument No. 20051114-0137058, Register's Office for Davidson County, Tennessee.

8. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. Section 66-27-101, et. seq.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017