WARRANTY DEED

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Teresa Rae Lawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2014.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: April 19, 2014.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Rae Lawson	Teresa Rae Lawson	
(NAME)	(NAME)	
77 Kebu Rd	77 Kebu Rd	064160A13700CO
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20140999

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Sandra Loye Zang Gray formerly known as Sandra Turner**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Teresa Rae Lawson and husband Curtis L. Lawson**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 137 General Jackson Lane, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 19th day of June, 2014.

BILL GARRETT, Davidson County
Trans:T20140043894 DEEDWARR
Recvd: 06/20/14 11:50 2 pgs
Fees:13.00 Taxes:240.50
20140620-0054086

Sandra Loye Zang Gray formerly known as Sandra Turner

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Sandra Loye Zang Gray, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Sandra Loye Zang Gray executed the within instrument for the purposes therein contained.

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Witness my hand and official seal this 19th day of June, 2014.

Commission expires: April 19, 2014

Melissa D. Rogers Notary Public

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Unit No. 337 on the plan of Jackson Meadow, Phase I, Section I, as shown on plat of record in Plat Book 6900, page 527, in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Sandra Turner now known as Sandra Loye Zang Gray by Warranty Deed from Linda L. Gray and Charles G. Carr, both unmarried, dated June 30, 1994 and filed of record in Book 9395, Page 645, Register's Office for Davidson County, Tennessee. The said Sandra Turner is now known as Sandra Gray. Sandra Turner and Sandra Gray being one and the same person.

RESTRICTIONS:
This conveyance is made subject to the provisions and requirements of the Tennessee " Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Jackson Meadows, of record in Book 7433, page 236, as amended in Book 7434, page 642, said Register's Office, and By-Laws appended thereto, appearing of record in the Register's Office for said County