WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140044101 DEEDWARR
Recvd: 06/23/14 08:50 2 pgs
Fees:13.00 Taxes:869.50
20140623-0054330

Y-RP-14-7061

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(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)
Robert D. Lawrence, Jr.	**USAA Federal Savings Bank**	
(NAME)	(NAME)	
7061 Sunnywood Drive	**10750 McDermott Freeway**	**173-09-0A-331.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**San Antonio, TX 78288-0558**	
(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 **ASHLEY VERNON MEEKS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ROBERT D. LAWRENCE, JR. AND DIANA LUFT LAWRENCE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 239 on the Plan of Phase Four Lenox Village of record in Plat in Instrument No. 20040806-0094784, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ashley Vernon, an unmarried woman by deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20051130-0144139 Register's Office for Davidson County, Tennessee, dated November 29, 2005 and recorded on November 30, 2005. Ashley Vernon, having since married is now known as Ashley Vernon Meeks. Her spouse, Benjamin Meeks, joins in the execution of this instrument for the purpose of conveying his marital interests if any in said property.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat in Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826, Register's Office for Davidson County, Tennessee.
- Master Deed Restrictions of record in Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee.
- Charter of The Lenox Village Neighborhood Association, Inc., of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7361, page 230, and Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewer, water mains and appurtenances of record in Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 7985, page 449, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7061 Sunnywood Drive, Nashville, Tennessee 37211**.

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), their heirs 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 19th DAY OF JUNE, 2014.

Ashley Vernon Meeks

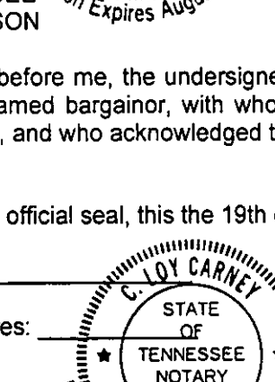
Benjamin Meeks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY VERNON MEEKS, 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/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires:
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

Notary Public
My Commission Expires:
(SEAL)

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