Davidson County DEEDWARR
Recvd: 07/02/14 11:31 3 pgs
Fees:18.00 Taxes:283.05
20140702-0058223

Prepared by:
Mark B. Leedom, Esq.
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $76,500.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2014.

Notary Public
My commission expires: 9/11/17

Address of New Owner:	Send Tax Bills to:	Tax Information
Lawrence Dawson 613 Longhunter Court Nashville, TN 37217	New Owner	135080A61300CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARY ANN QUIRK, Married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to LAWRENCE DAWSON, hereinafter called the Grantee, her/his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit 613 on the Plan of Tract No. 19, Nashboro Village Nineteen Condominiums, established by Master Deed of record in Book 5333, Page 957, Register's Office of said County, and as shown on plat of record in Book 5200, Page 80, said Register's Office, to which reference is hereby made for a more particular description.

Together with an undivided interest in and to the general and/or restricted common areas and facilities of Tract No. 19, Nashboro Village Nineteen Condominiums, as set forth and defined in restrictions of record in Book 4827, Page 14, Book 5469, Page 840, and Master Deed of record in Book 5333, Page 957, to which reference is hereby made for particulars.

Being the same property conveyed to Mary Ann Quirk by deed from Sheri Prosser and husband, Marc Prosser, dated 6/21/05 of record in Instrument No. 200506300075246, Register's Office of Davidson County, Tennessee. Grandville Lee Stevens, spouse of vested owner, joins in the execution of this instrument to convey any marital interest he may have in said property.

SUBJECT TO any and all applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 613 Longhunter court, Nashville, TN 37217.

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 30th day of June, 2014.

MARY ANN QUIRK

GRANDVILLE LEE STEVENS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Mary Ann Quirk and Grandville Lee Stevens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 30th day of June, 2014.

My commission expires: 7/11/17

Notary Public



True Copy Certification

I, Charles A. Sullivant, Jr., 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

