BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Adrian D. Thompson et al
3506 Sanford Avenue
Nashville, TN 37211

MORTGAGEE:
n/a

BILL GARRETT, Davidson County
Trans:T20140054160 DEEDWARR
Recvd: 07/28/14 09:37 2 pgs
Fees:13.00 Taxes:523.55
20140728-0066583

SEND TAX BILL TO:
SAME

MAP/PARCEL

133-06-077.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Cortney M. Lawrence, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Adrian D. Thompson and Rachel Gilleland, as Tenants in Common with Right of Survivorship**, hereinafter called the GRANTEES, their heirs 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 all of **Lot Nos. 22 and 23 on the Plan of D.M. Mincy's Addition to Flat Rock**, as shown by plat and survey of record in Plat Book 547, page 24, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cortney M. Lawrence, unmarried, by warranty deed dated October 31, 2011, from Donna Reed, Patricia Parker Yvonne Gribben and Wendell Chadwick Reed, Devisees under the Last Will & Testament of Wendell J. Reed, deceased, of record in Instrument #20111104-0086434, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **3506 Sanford Avenue, 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 GRANTEES, their heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **25th** day of ~~**July, 2014.**~~

Cortney M. Lawrence

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Cortney M. Lawrence, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 25th day of July, 2014.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/5/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $141,500.00.

AFFIANT

Subscribed and sworn to before me on this 25th day of July, 2014.

NOTARY PUBLIC

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018

My Commission Expires: _____
File #14-072