WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140056598 DEEDWARR
Recvd: 08/04/14 13:55 2 pgs
Fees: 13.00 Taxes: 980.50
20140804-0069704

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

STATE OF ~~Colorado~~ Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Rachel Fair
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2014.

Diane K Mann
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George Malcolm Lawrence (NAME)	Fairway Independent Mtg. (NAME)	141050A29000CO
553 Wolfeboro Lane (ADDRESS)	100 Market St., Ste. 403 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Portsmouth, NH 03801 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Rebecca Johannesen and Kristian Johannesen, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **George Malcolm Lawrence and Alexis Haney Lawrence, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 290 on the Final Plat of Avondale Park, Phase 2, Section 3B, of record in Instrument 201102080011099, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Rebecca Johannesen and Kristian Johannesen, wife and husband by Warranty Deed dated 03/29/2012 from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument 201204020027475, Register's Office for Davidson County, Tennessee.

All matters as set forth per plat of record in Instrument 201102080011099, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200812030117452, as amended of record in Instrument 200903310028791 and Instrument 201012230102254, said Register's Office.
Railroad Easements of record in Book 341, Page 277, Book 350, Page 371, Book 362, Page 561 and Book 513, Page 396, said Register's Office.
All matters set out in document including but not limited to an Easement of record in Book 840, Page 540, Book 1237, Page 674, and Book 4118, Page 694, said Register's Office.
All matters including but not limited to an Easement of record in Book 787, Page 7, said Register's Office.
Order of record in Book 3369, Page 316, said Register's Office.
Warranty Deed and Road Easement of record in Book 4116, Page 151, said Register's Office.
Grant of Transmission Line Easement of record in Book 4193, Page 903 and Instrument 200601100003857, said Register's Office.
Declaration of Taking Easement of record in Book 4228, Page 635, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ property, known as 553 Wolfeboro Lane, Nashville, TN 37221
(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(S), their heirs and/or 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/or 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 our hands this 30th day of July, 2014.

Rebecca Johannesen

Kristian Johannesen

State of Colorado
County of Larimer

Personally appeared before me Rebecca Johannesen and Kristian Johannesen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of July, 2014.

Notary Public
My Commission Expires: 4-17-2017

CHERYL G. WARNER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19894005576
MY COMMISSION EXPIRES APRIL 17, 2017

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122