BILL GARRETT, Davidson County
Trans:T20140063133 DEEDWARR
Recvd: 08/26/14 10:56 2 pgs
Fees:13.00 Taxes:610.50
20140826-0077667

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Subscribed and sworn to before me, this 18th day of August, 2014.

Notary Public
My commission expires: March 3, 2016

07-1407-85725

Address of New Owner:	Send Tax Bills to:	Tax Information
Cody Clark 2919 Simmons Avenue Nashville TN 37211	Access National mtg 1800 Robert Fulton Dr. #350 Reston, VA 20191	119-13-0-299.00

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, Jonathan B. Lawson and wife, Cassandra Lawson, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cody Clark and Christina Clark, husband and wife, hereinafter called the Grantees, their 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 Lot No. 2 Block "G", on the Plan of Woodbine Courts, Section 2, and being more particularly described as follows, to-wit:

BEGINNING on the westerly margin of Simmons Avenue at a point 109 feet North of the northerly margin of East Timmons Avenue, being the northeast corner of the property conveyed to Roy C. Prosser and wife, by deed from Geo D. Waller and wife, of record in Book 1320, Page 558 Register's Office for Davidson County, Tennessee; thence with the westerly margin of said avenue, northwardly 95 feet to the southeast corner of the property
conveyed to Donald L. Carter and wife, by deed from John E. Smith and wife, of record in Book 2012, Page 297, said Register's Office; thence with the southerly line of said carter property, westwardly 150 feet; thence southwardly 95 feet to the northwest corner of said Prosser property; thence with the northerly line of said Prosser property, eastwardly 150 feet to the point of beginning.

Being the same property conveyed to Jonathan B. Lawson and wife, Cassandra Lawson by deed from Kerry Lawson and wife, Marilyn Lawson, dated December 16, 2008, recorded December 18, 2008, of record in Instrument No. 20081218-0121266, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2919 Simmons Avenue, Nashville, TN 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, 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 19th day of August, 2014.

Jonathan B. Lawson

Cassandra Lawson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jonathan B. Lawson and Cassandra Lawson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 19th day of August, 2014.

Deborah K. Devine
State of Tennessee at Large

My Commission expires 10/18/16

