File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140065459 DEEDWARR
Recvd: 09/03/14 14:16 2 pgs
Fees:13.00 Taxes:567.95
20140903-0080525

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 56786
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert Lawrence Diane Lawrence 238 Myhr Green Nashville, TN 37221	New Owner

TAX MAP-PARCEL NUMBERS: 142070C04500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $153,500.00 , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Susan Dianne Grooms, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Robert Lawrence and wife, Diane Lawrence hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 45 of Ashley Green, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 6900, Page 24, amended in Book 6900, Page 778 and shown as Exhibit "C" to the Master Deed, of record in Book 7184, Page 44, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Susan Dianne Grooms by Executor's Deed from Susan Dianne Grooms, Executrix of the Estate of Mildred Elizabeth Grooms, dated September 30, 2010, recorded October 19, 2010 in Instrument No. 20101019-0083550, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Page 24, amended in Book 6900, Page 778 and shown as Exhibit "C" to the Master Deed, of record in Book 7184, Page 44, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description: The provisions of the condominium Master Deed of record in Book 7184, page 44, Book 7482, page 312, Book 7467 page 279, and Instrument No. 20111101-0084880, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 238 Myhr Green, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of September, 2014.

Susan Dianne Grooms

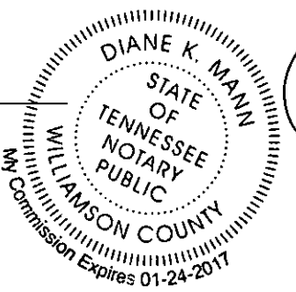
Susan Dianne Grooms

State of TENNESSEE

County of DAVIDSON

On this 2nd day of September, 2014 , before me the undersigned authority, personally appeared Susan Dianne Grooms, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____



Diane K Mann
Notary

State of TENNESSEE

County of DAVIDSON

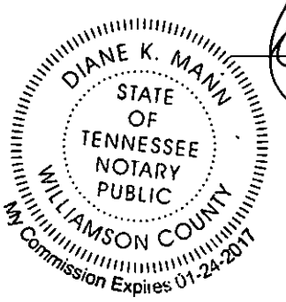
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $153,500.00

Rachel Fu
Affiant

Sworn and subscribed before me this the 2nd day of September, 2014

My Commission Expires: _____



Diane K Mann
Notary Public