WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140084265 DEEDWARR
Recvd: 11/07/14 11:09 2 pgs
Fees:13.00 Taxes:1180.30
20141107-0103033

R-VRES-14-308

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher T. Carter **Lucy R. Carter**	NEW OWNER	
(NAME) **308 Van Buren Street**	(NAME)	**82-9-J-308.00 CO**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **LAWRENCE BROS., LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHRISTOPHER T. CARTER AND KELLY CARTER, HUSBAND AND WIFE, AND LUCY R. CARTER, A MARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 308, THE MORGAN PARK PLACE EAST CONDOMINIUMS, as established under Master Deed of record in Instrument No. 20050831-0104261, amended at Instrument Nos. 20051110-0136248 and 20060516-0057286, amended at Instrument No. 20061023-0131222, 20070402-0038744, 20070724-0087901, 20071010-0120740 and 20100622-0048863, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed by Quitclaim Deed from New Urban Construction, LLC, a Tennessee limited liability company to Lawrence Bros., LLC, a Tennessee limited liability company as recorded on the 27th day of May, 2005 in Instrument No. 20050527-0060136; part of Quitclaim Deed from Harry E. Lawrence to Lawrence Bros., LLC as recorded on the 25th day of May, 2005 in Instrument No. 20050525-0058998; part of Quitclaim Deed from CSX Transportation, Inc., a Virginia corporation to Lawrence Bros., LLC as recorded on the 10th day of May, 2005 in Instrument No. 20050510-0052491; part of Warranty Deed from Will Goodman, married to Lawrence Bros., LLC, a Tennessee limited liability company as recorded on the 28th day of February, 2003 in Instrument No. 20030228-0026773 and part of General Warranty Deed from M & M Contractors, Inc. to Lawrence Bros., LLC, a Tennessee limited liability company as recorded on the 16th day of July, 2002 in Instrument No. 20020716-0085282, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 2, Page(s) 30 (Chancery Court), but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Charter of Morgan Park Place Condominium Association, Inc. recorded at Instrument No. 20051114-0137058.
- Easement for Sanitary Sewer/Storm Drainage, Water Mains, Pumps and Appurtenances recorded at Instrument No. 20100112-0002819.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE MORGAN PARK PLACE Condominium of record in Instrument No. 20050831-0104621 , as amended by instrument(s) of record in Instrument Nos. 20051110-0136248, 20060516-0057286, 20061023-0131222, 20070402-0038744, 20070724-0087901, 20071010-0120740 and 20100622-0048863 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

- Easement for 54" Sewer Line - as shown on survey by Site Engineering Consultants dated January 3, 2003.
- Stormwater Detention Agreement recorded at Instrument No. 20050719-0083911.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **308 Van Buren Street, Nashville, Tennessee 37208**.

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 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 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/our hand(s) this the 4th DAY OF NOVEMBER, 2014.

Lawrence Bros., LLC, a Tennessee limited liability company

Frederick S. Lawrence, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FREDERICK S. LAWRENCE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of LAWRENCE BROS., LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of November, 2014.

Notary Public
My Commission Expires: ~~January 6, 2016~~ January 9, 2016
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212