26678-4

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32164-01-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $892,000.00. Affiant Subscribed and sworn to before me this 26th day of January, 2015. Notary Public My Commission Expires: 2/13/17 JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Lamar Wadlington Stanley and John C. Stanley, IV, Co-Trustees 605 Lynnwood Blvd. Nashville, TN 37205	New Owner	Map and Parcel No.: 130 03 0 080 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pete Zabaski and wife Laura Zabaski a/k/a Laura McAlister**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lamar Wadlington Stanley and John C. Stanley, IV, Co-Trustees of the LWS Trust Agreement dated April 23, 1994** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 605 Lynnwood Blvd., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150006383 DEEDWARR
Recvd: 01/27/15 09:14 3 pgs
Fees:18.00 Taxes:3300.40
20150127-0007539

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of January, 2015.

Pete Zabaski

Laura Zabaski

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Pete Zabaski and Laura Zabaski**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of January, 2015.

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

Notary Public

EXHIBIT "A"

Land in the 7th Civil District of Davidson County, Tennessee, being part of Lots No. 142, 144 and 146 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Lynnwood Boulevard, at the southeast corner of Lot 11 of Block #10 on the plat of John Calhouns resubdivision of part of Royal Oaks Subdivision, as of record in Book 547, page 167, said Register's Office; thence with the westerly margin of said Boulevard, southwardly 212 feet, thence westwardly and parallel with the southerly line of Lots No. 10 and 11 on said Calhoun's Subdivision, 300 feet, thence northwardly parallel with the westerly margin of Lynnwood Boulevard, 212 feet to the southerly line of said Lot No. 10 thence with the southerly line of Lots Nos. 10 and 11 eastwardly 300 feet to the point of beginning.

Being the same property conveyed to Pete Zabaski and wife, Laura Zabaski, by deed from Benjamin C. Sampson and wife, Brenda Sampson dated June 2, 2003 and recorded June 11, 2003, appearing as Instrument No. 20030611-0080384, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 13, 2008, of record in Instrument No. 20080122-0006373, Register's Office for said county, Pete Zabaski and wife, Laura Zabaski, a/k/a Laura McAlister, conveyed subject property to Pete Zabaski and Laura Zabaski, a/k/a Laura McAlister, as tenants in common.

This conveyance is made subject to:

1. State and County taxes for the year 2015, having been prorated and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 421, pages 102 & 103, Register's Office for Davidson County, Tennessee.