This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties

MAP/GROUP/PARCEL P/O 091020290.00
Account Number:

NAME & ADDRESS OF NEW OWNER:
Trish Layne
5508B New York Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **GEORGE PHILLIP LAUDERBACK, II AND WIFE, TINA LYNN LAUDERBACK** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **PATRICIA LAYNE,** "Grantee(s)", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING Unit No. B, 5508 New York Avenue Cottages, as shown in the Declaration of Covenants, Conditions and Restrictions for 5508 New York Avenue Cottages of record in Instrument No. 20141016-0095790, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING a portion of the same property conveyed to George Phillip Lauderback, II and Tina Lynn Lauderback, husband and wife, by Warranty Deed dated October 16, 2014 from P&P Development, LLC, a Tennessee limited liability company, appearing of record in Instrument Number 20141016-0095788, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

All matters shown on the Plan of record in Plat Book 57, page 172 and Instrument No. 20141016-0095790; Charter of 5508 New York Avenue Cottages of record in Instrument No. 20141016-0095789; Master Deed and By-Laws of record in Deed Book Instrument No. 20141016-0095790; Restrictive Covenants of record in Instrument No. 20141016-0095790; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 5508B New York Avenue, Nashville, TN, 37209.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they is lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2015 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

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

BILL GARRETT, Davidson County
Trans:T20150031635 DEEDWARR
Recvd: 04/27/15 10:52 2 pgs
Fees:13.00 Taxes:1091.50
20150427-0037364

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 15 day of April, 2015.

George Phillip Lauderback, II

Tina Lynn Lauderback

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, George Phillip Lauderback, II and Tina Lynn Lauderback, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 15 day of April, 2015.

NOTARY PUBLIC

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 2.20.18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $295,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 15 day of April, 2015.

NOTARY PUBLIC

KELLY DORSEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 5.20.17