THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15064281**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $186,500.00. Affiant Subscribed and sworn to before me, this 2nd day of July, 2015. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20150054080 DEEDWARR
Recvd: 07/06/15 11:58 2 pgs
Fees:13.00 Taxes:690.05
20150706-0064947

WARRANTY DEED

Address New Owner: Kristi Brazell 7043 Sunnywood Dr Nashville TN 37211-8624	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173-9-A-361.00 CO

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, **Brian Lawson and Danielle Lawson, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Kristi Brazell, an unmarried woman and Robert D. Brazell and Julie A. Brazell, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 295, as shown on the Plan of Lenox Village, Phase Five, of record as Instrument No. 200501200007427 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Brian Lawson and Danielle Lawson, Husband and Wife, by Warranty Deed from Claudia B. Synnatzschke, unmarried, recorded on the 24th day of August, 2012 in Instrument No. 20120824-0076423, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LENOX VILLAGE, PHASE FIVE, as recorded in Instrument No. 20050120-0007427.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20020315-0032825, 20020315-0032826 and 20040526-0062220, corrected at Instrument No. 20050113-0005133 and 20040526-0062221.

Charter of Lenox Village Neighborhood Association recorded at Instrument No. 20020412-0045831.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument Nos. 20010918-0100849 and 20010918-0100851.

Restrictive Covenants for Detached Structure recorded at Instrument No. 20050318-0029860.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040305-0025146.

This is improved property located at 7043 Sunnywood Dr Nashville TN 37211-8624

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of July, 2015.

Brian Lawson

Danielle Lawson

STATE OF MISSOURI)
COUNTY OF Clay)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian Lawson and Danielle Lawson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2015.

Jodi McCorkendale
Notary Public

My Commission Expires: 5-23-16

JODI McCORKENDALE
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: 5/23/2016
Commission # 12346450