WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1506002296

G-NP-15-920

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 6/18/17 (AFFIX SEAL)

PATRICIA L. HUTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD 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)
David Lawver	**Same as New Owner**	
(NAME)	(NAME)	**083-01-440.00**
1719 Hillsdale Avenue		
(ADDRESS)	(ADDRESS)	
San Jose, CA 95124		
(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 **ANTHONY CORNETT, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID LAWVER, UNMARRIED,** 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, described according to an unrecorded survey of Barry Greer and Associates dated June 12, 1974, and being parts of Lots 21 and 22 of the James Burns Subdivision of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Southerly margin of Granada Avenue South 87 degrees 18' 16" East 241.19 feet from the Northeast corner of the property of James U. Locke, Jr., et ex, of record in Book 4324, Page 687, Register's Office for said County; thence along the Southerly margin of Granada Avenue South 87 degrees 18' 16" East 60.00 feet to a point; thence South 03 degrees 50' 51" West 120 feet to a point; thence North 87 degrees 18' 16" West 60.00 feet to a point; thence North 3 degrees 30' 51" East 120.00 feet to the point of beginning.

Said property described above also known as Lot No. 1 on the Plan of the Resubdivision of Portions of Lots 21-23 and a 15' strip as shown on the James Burns Subdivision, of record in Plat Book 4885, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Anthony Cornett, unmarried by Warranty Deed from David Watson and wife, Kathy Watson, of record in Instrument No. 20050831-0104265, Register's Office for Davidson County, Tennessee, dated August 25, 2005 and recorded on August 31, 2005.

The above referenced property was investment property for the Grantor and and has never been used as a principal marital residence.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4885, Page 18, Register's Office for Davidson County, Tennessee.
- Easement and Right of Way for Utilities, Sewers and/or Drainage of record in Book 4833, Page 413, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **920 Granada Avenue , Nashville, Tennessee 37206**.

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.

BILL GARRETT, Davidson County
Trans:T20150056552 DEEDWARR
Recvd: 07/13/15 13:04 2 pgs
Fees:13.00 Taxes:703.00
20150713-0067989

Witness my/our hand(s) this the 2nd DAY OF JULY, 2015.

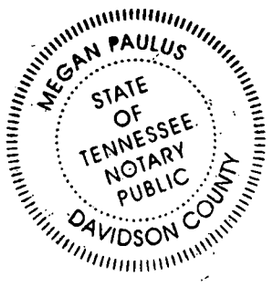
Anthony Cornett by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANTHONY CORNETT, and who acknowledged he/she/they executed the same as the free act and deed of the said ANTHONY CORNETT.

Witness my hand and official seal, this the 2nd of July, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
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Nashville, TN 37212