WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150079898 DEEDWARR
Recvd: 09/21/15 08:51 2 pgs
Fees:13.00 Taxes:832.50
20150921-0095339

Y-RP-15-7061

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH 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)
Drew Prawel and Sarah Prawel	**USAA Federal Savings Bank**	
(NAME)	(NAME)	
7061 Sunnywood Drive	**10750 McDermott Freeway**	**173-09-0A-331.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**San Antonio, TX 78288-0558**	
(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 **ROBERT D. LAWRENCE, JR. AND DIANA LUFT LAWRENCE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DREW PRAWEL AND SARAH PRAWEL AS WIFE AND HUSBAND,** 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 Lot No. 239 on the Plan of Phase Four Lenox Village of record in Plat at Instrument No. 20040806-0094784, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ashley Vernon, an unmarried woman by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20051130-0144139 Register's Office for Davidson County, Tennessee, dated November 29, 2005 and recorded on November 30, 2005. Ashley Vernon, having since married is now known as Ashley Vernon Meeks.

Being the same property conveyed to Robert D. Lawrence, Jr. and Diana Luft Lawrence, husband and wife by Warranty deed from Ashley Vernon Meeks, married of record in Instrument No. 20140623-0054330 Register's Office for Davidson County, Tennessee, dated June 19, 2014 and recorded on June 23, 2014.

This conveyance is subject to:
- Taxes for the year 2015.
- Plan of record in Plat in Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826, Register's Office for Davidson County, Tennessee.
- Master Deed Restrictions of record in Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee.
- Charter of The Lenox Village Neighborhood Association, Inc., of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7361, page 230, and Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewer, water mains and appurtenances of record in Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 7985, page 449, 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: **7061 Sunnywood Drive , Nashville, Tennessee 37211**.

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 17th DAY OF SEPTEMBER, 2015.

Robert D. Lawrence, Jr. by Diana Luft Lawrence, Attorney-in-Fact
Robert D. Lawrence, Jr. by Diana Luft Lawrence, Attorney-in-Fact

Diana Luft Lawrence
Diana Luft Lawrence

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIANA LUFT LAWRENCE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of September, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diana Luft Lawrence, 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 ROBERT D. LAWRENCE, JR. and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT D. LAWRENCE, JR.

Witness my hand and official seal, this the 17th of September, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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