21 GSRW
Box 44

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150094572 DEEDWARR
Recvd: 11/05/15 14:52 2 pgs
Fees:13.00 Taxes:1850.00
20151105-0112992

Y-KW-15-1501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/6/17

(AFFIX SEAL)

LINDA TURNER RAY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

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)
Lawrence Alexander Kown	**Wells Fargo Bank, N.A.**	
(NAME)	(NAME)	
1501 Forrest Avenue	**2701 Wells Fargo Way**	**08309036300**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Minneapolis, MN 55467-8000**	
(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 **DJANGO C. WALKER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LAWRENCE ALEXANDER KOWN, AN UNMARRIED MAN,** 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:

The following described Real Estate in the County of Davidson, State of Tennessee, to wit: Being Lot 55, on the Plan of the subdivision of the A.V.S. Lindsley 29 acre tract, of record in Plat Book 57, Page 66, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Southwest Property Partners LLC by Warranty Deed from MCC TN, LLC, as Substitute Trustee to Homesales, Inc., of record at Instrument No. 20121025-0097709, Register's Office for Davidson County, Tennessee and recorded on October 25, 2012. Being the same property conveyed to Django C. Walker, unmarried by Warranty Deed from Southwest Property Partners, LLC, a Tennessee LLC, recorded on the 12th day of September, 2013 in Instrument No. 20130912-0096469, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1501 Forrest 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.

Witness my/our hand(s) this the 4th DAY OF NOVEMBER, 2015.

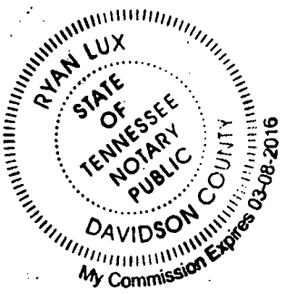
Django C. Walker by John Gleaves, Attorney-in-Fact

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 DJANGO C. WALKER, and who acknowledged he/she/they executed the same as the free act and deed of the said DJANGO C. WALKER.

Witness my hand and official seal, this the 4th of November, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



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