Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$230,000.00
|T.M.S
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 19th day of November, 2015.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Ray Lawrence Valerie Ann Lawrence 5405 Mainsail Drive Hermitage, TN 37076	Pinnacle Bank 150 3rd Avenue South Suite 900 Nashville, TN 37201	098-09-0-A-075.00 CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

James T. Cauley and wife, Deloris A. Cauley a/k/a Delores A. Cauley

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Timothy Ray Lawrence and wife, Valerie Ann Lawrence

Hereinafter called the grantees, their heirs and assigns, a 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. 192, on the Plan of Lakeshore, Phase 2-A, of record in Plat Book 7900, Page 425, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James T. Cauley and wife, Delores A. Cauley by Deed from Tracey L. Quesenbury, an unmarried person, dated January 19, 2000, of record in Instrument Number 20000124-0007558, Register's Office for Davidson County, TN. Delores A. Cauley and Deloris A. Cauley are one and the same person

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 7900, Page 425, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 7572, Page 669, Register's Office for Davidson County, Tennessee.
4) Property is subject to conveyance to the HOA for Common Areas and Open Space of record in Book 9984, Page 654 and Book 10447, Page 932, said Register's Office.
5) Property is subject to the HOA Charter of record in Book 7892, Page 464 and Book 8709, Page 424, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **5405 Mainsail Drive, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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:T20150100084 DEEDWARR
Recvd: 11/24/15 14:33 2 pgs
Fees:13.00 Taxes:851.00
20151124-0119303

Witness our hand(s) this 19th day of November, 2015.

James T. Cauley

Deloris A. Cauley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, James T. Cauley and wife, Deloris A. Cauley, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076