NEW OWNER:

Carter Lawrence
Amy Lawrence
5663 Myrtlewood Drive
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0115

Map 172 Group 2 Parcel 049.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160017047 DEEDWARR
Recvd: 03/02/16 09:25 2 pgs
Fees:13.00 Taxes:1406.00
20160302-0019747

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Eighty Thousand and 00/100 Dollars ($380,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOVENIA R. TURNBOW, UNMARRIED** ("Grantor"), has this day bargained and sold and by these presents does hereby transfer and convey unto **CARTER LAWRENCE AND AMY LAWRENCE, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

BEING Lot No. 22 on the of Plan of Myrtlewood Estates, Section 1, as of record in Book 5200, page 361, and corrected in Book 6403, Page 271 Register's Office for Davidson County.

BEING the same property conveyed to Jovenia R. Turnbow, by Quitclaim Deed from Roger Dale Turnbow, Sr., dated March 31, 2004, and of record Instrument No. 20040408-0040341, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 5663 Myrtlewood Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 29th day of **February, 2016**.

JOVENIA R. TURNBOW

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOVENIA R. TURNBOW, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of **February, 2016**.

ERIKA PILAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2016

NOTARY PUBLIC

My commission expires: _____

****

The actual consideration or value, whichever is greater, for this transfer is $ **380,000.00** .

AFFIANT

Sworn to and subscribed to before me this 29th day of **February, 2016**.

NOTARY PUBLIC

My commission expires: _____

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