WARRANTY DEED

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF April, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Larry P. Lawson	Regions Bank	119-15-0 052.00
(NAME)	(NAME)	
3124 Southlake Dr	2050 Parkway Office Dr	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Heather Gillanders, an unmarried woman, and Elise Irvine, an unmarried woman, as Tenants In Common with Right of Survivorship,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry P. Lawson,** 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. 68, ON THE PLAN OF SECTION II, SOUTHLAKE SUBDIVISION, OF RECORD IN BOOK 2083, PAGE 84, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST MARGIN OF SOUTHLAKE DRIVE, THE COMMON CORNER OF LOTS 67 AND 681; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTWARDLY 151.9 FEET TO A POINT; THENCE SOUTHWARDLY 89 FEET TO THE NORTH MARGIN OF LAKE PARK DRIVE; THENCE WITH THE MARGIN OF THE SAME, WESTWARDLY 127 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG SAID CURVE, NORTHWESTWARDLY 39.27 FEET TO THE EASTERLY MARGIN OF SOUTHLAKE DRIVE; THENCE WITH THE MARGIN OF SAID DRIVE, NORTHERLY 64 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HEATHER GILLANDERS, AN UNMARRIED WOMAN AND ELISE IRVINE, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY WARRANTY DEED FROM ANDREW J. FLANIGAN AND WIFE, KATHERINE A. FLANIGAN, DATED FEBRUARY 11, 2008, OF RECORD IN INSTRUMENT NO. 20080211-0013610, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 3124 SOUTHLAKE DRIVE, NASHVILLE, TN 37211.

BILL GARRETT, Davidson County
Trans:T20160039081 DEEDWARR
Recvd: 05/11/16 08:36 2 pgs
Fees:13.00 Taxes:647.50
20160511-0046600

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:		3124 Southlake Dr Nashville TN 37211				
Improved	property, known as					
		(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 Witness our hands 04/14/16.

Heather Gillanders by Dellana Lowhorn
Attorney in Fact

Elise Irvine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Dellana Lowhorn, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the Power of Attorney for Heather Gillanders , the within named bargainor, and that she as such Power of Attorney, being authorized so to do, executed the foregoing instrument for the purposes therein by signing the name of Heather Gillanders by herself as such Power of Attorney.

Witness my hand, at office, after first being duly sworn and subscribed to by the within named Affiant, this 28 day of April, 2016.

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

NOTARY PUBLIC
My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Elise Irvine with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 04/14/16.

Notary Public

My Commission Expires: _____

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018