THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16037121**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $211,000.00 Affiant Subscribed and sworn to before me, this 12th day of May, 2016. Notary Public My Commission Expires: 5-27-19

W. REID SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires May 27, 2019

BILL GARRETT, Davidson County
Trans:T20160040145 DEEDWARR
Recvd: 05/13/16 12:02 2 pgs
Fees:13.00 Taxes:780.70
20160513-0047909

WARRANTY DEED

Address New Owner: Andrew Lawrence 4225 HARDING PIKE, APT. 501 NASHVILLE TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-16-0C-501.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Byrne, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Collins Lawrence, a single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 501, on the Horizontal Property Regime for Wellington Arms, as recorded in the Master Deed of record in Book 5721, page 241, corrected in Book 5740, page 897 and amended in Instrument No. 20001205-0119242 and as shown on plat of record in Plat Book 5200, page 316, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to DAVID BYRNE, by deed from MARY CADY FORD, of record in Instrument No. 20090414-0033527, dated April 8, 2009 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 103-16-0C-501.00 CO.

Davidson County taxes for 2015, Map-Par. 103-16-0C-501.00 CO, $1 , 909 . 14, Paid.

Matters shown on the Plan of record in Plat Book 5200, page 316, said Register's Office.

Master Deed of record in Book 5721, page 241, correction in Book 5740, page 897 and amendment of record in Instrument No. 20001205-0119242, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer s of record in Book 7692, page 861, said Register's Office.

This is improved property located at 4225 HARDING PIKE, APT. 501 NASHVILLE TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of May, 2016.

David Byrne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Byrne, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 2016.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017