File Box 8

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160041872 DEEDWARR
Recvd: 05/18/16 15:22 2 pgs
Fees:13.00 Taxes:638.25
20160518-0049838

W & I Ref: (DM) Title No.: 58153
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Madeleine Y. Fouts P.O. Box 198216 Nashville, TN 37219	MADELEINE Y. FOUTS P.O. BOX 198216 NASHVILLE, TN 37219

TAX MAP PARCEL NUMBERS: 142070C04500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$172,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert Lawrence and wife, Diane Lawrence,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Madeleine Y. Fouts a 21.43% interest, Michael S. Yucevicius, Trustee of the Michael and Kathleen Yucevicius Family Trust dated May 18, 2010 a 21.43% interest, Mary Jo Sumnicht a 21.43% interest, Margo Domino a 7.15% interest, Megan Sumnicht a 7.14% interest, Maxwell Sumnicht a 7.14% interest, Dalton Fouts a 7.14% interest, Nathan Fouts a 7.14% interest,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 45 of Ashley Green, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, page 24, as amended in Book 6900, page 778, and shown as Exhibit "C" to the Master Deed of record in Book 7184, page 44, Register's Office for said County, to which source reference is herby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium

Being the same property conveyed to Robert Lawrence and wife, Diane Lawrence, by Warranty Deed from Susan Dianne Grooms, unmarried, dated September 2, 2014 and recorded on September 3, 2014, of record in Inst. No. 20140903-0080525, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 24, as amended in Book 6900, page 778, and shown as Exhibit "C" to the Master Deed of record in Book 7184, page 44, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 7184, page 44, Book 7482, page 312, Book 7467, page 279, Inst. No. 201111010084880, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 238 Myhr Green, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of May, 2016.

Robert Lawrence **Diane Lawrence**

State of Tennessee

County of Davidson

On this 16th day of May, 2016, before me the undersigned authority, personally appeared Robert Lawrence and Diane Lawrence, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $172,500.00.

Affiant

Sworn and subscribed before me this 16th day of May, 2016.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019