BILL GARRETT, Davidson County
Trans:T20160046546 DEEDWARR
Recvd: 06/02/16 13:08 2 pgs
Fees:13.00 Taxes:1517.00
20160602-0055657

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of May, 2016

Notary Public
Commission Expires: 3/24/2019

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
John H. Lawrence 5333 Fredericksburg Way Brentwood, TN 37027	CMG Financial 3160 Crow Canyon Road Ste 400 San Ramon, CA 94583	

WARRANTY DEED

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, I/WE,

Ryan Belwood and Amanda Brown Belwood

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John H. Lawrence and Kristen K. Lawrence, husband and wife

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. 58 on the Plan of Section 6B, Fredericksburg, of record in Plat Book 9700, Page 151, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Ryan Belwood and wife, Amanda Brown Belwood, by Quitclaim Deed from Ryan Belwood, unmarried and Amanda Brown, unmarried, dated 2/20/09 and recorded 2/26/09 in Instrument No. 20090226-0017020; and being the same property previously conveyed to Ryan Belwood and Amanda Brown, both unmarried, by Warranty Deed from Scott D. Kunkel and wife, Holly A. Kunkel, dated 2/28/07 and recorded 3/5/07 in Instrument No. 20070305-0026518, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5333 Fredericksburg Way, Brentwood, TN 37027.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of May, 2016.

Ryan Belwood

Amanda Brown Belwood

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ryan Belwood and Amanda Brown Belwood** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of May, 2016.

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)