WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160059332 DEEDWARR
Recvd: 07/12/16 10:02 2 pgs
Fees: 13.00 Taxes: 1036.00
20160712-0071160

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 280000.00

Affiant

Subscribed and sworn to before me, this the 20 day of May, 2016.

Notary Public

My Commission Expires: 11/4/19
(Affix Seal)

KATHERINE ANN COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DEKALB

THIS INSTRUMENT WAS PREPARED BY:
DeKalb Title, LLC
210 East Public Square
Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loxen Properties, LLC	(same)	119 10 0 209.00
(NAME)	(NAME)	
847 Battery Lane		
(ADDRESS)	(ADDRESS)	
Nashville TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Douglas R. Lawrence and Carolyn Lawrence, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Loxen Properties, LLC hereinafter called the Grantee, 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. 19, Block "F", Woodbine Courts, Part One, as shown on plat of record in Plat Book 1130, Page 39, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same land conveyed to Douglas R. Lawrence from Patricia R. Young, Successor Trustee by Successor Trustee's Deed dated January 20, 2012 and recorded January 23, 2012 as Instrument No. 20120123-0005987, Register's Office for Davidson County, Tennessee.

Carolyn Lawrence is joining in the above conveyance to convey any marital interest she has in the property.

This is unimproved property known as: 2901 Dobbs Avenue, Nashville, TN 37210

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, his heirs and assigns forever; and I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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.

IN WITNESS WHEREOF, the grantors have hereunto affixed their signatures on this the 20 day of May, 2016.

DOUGLAS R. LAWRENCE

CAROLYN LAWRENCE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named, DOUGLAS R. LAWRENCE and wife, CAROLYN LAWRENCE, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 20 day of May, 2016.

Notary Public

My Commission Expires: November 4, 2017

M. JUSTIN WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.