Davidson County DEEDWARR
Recvd: 10/14/16 09:22 2 pgs
Fees:13.00 Taxes:1461.50
20161014-0108728

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 01-01-2020 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

165888

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Olanrewaju A. Soremekun and Jenny M. Lorenzo	NEW OWNER	
(NAME) **300 Van Buren Street**	(NAME)	**082-09-0J-300.00-CO**
(ADDRESS) **Nashville, TN 37208-2742**	(ADDRESS)	
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FREDERICK SCOTT LAWRENCE, MARRIED AND WILLIAM BARRETT LAWRENCE, MARRIED AND HARRY E. LAWRENCE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OLANREWAJU A. SOREMEKUN AND JENNY M. LORENZO*** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: *Husband and wife

Land in Davidson County, Tennessee, being Unit 300, Morgan Park Place East Condominium, as established under Master Deed of record in Instrument No. 20050831-0104621, amended at Instrument No. 20051110-0136248, Instrument No. 20060516-0057286, Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724-0087901, Instrument No. 20071010-0120740 and 20100622-0048863, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being a portion of the same property conveyed to Lawrence Bros, LLC, a Tennessee Limited Liability Company by Quitclaim deed from New Urban Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20050527-0060136 Register's Office for Davidson County, Tennessee, dated May 11, 2005 and recorded on May 27, 2005. (Value or consideration as shown in aforementioned deed $0.00.)

Being the same property conveyed to Frederick Scott Lawrence, married, William Barrett Lawrence, married, and Harry E. Lawrence, married, as tenants in common by Quitclaim deed from Lawrence Bros, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20141020-0096244 Register's Office for Davidson County, Tennessee, dated October 17, 2014 and recorded on October 20, 2014.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable;
- Subject to all matters shown on the Map of the Nashville Horticultural Society Plan of record in Plat Book 2, Page 30, Chancery Court at Nashville, Tennessee;
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Morgan Park Place Condominiums of record in Instrument No. Instrument No. 20050831-0104621, as amended in Instrument No. 20051110-0136248, Instrument No. 20060516-0057286, Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724-0087901, Instrument No. 20071010-0120740, Instrument No. 20100622-0048863, Instrument No. 20140408-0029304 and Instrument No. 20150102-0000052 Register's Office for Davidson County, Tennessee;
- Charter for Morgan Park Place Condominium Association, Inc. of record in Instrument No.

20051114-0137058, in the Register's Office for Davidson County, Tennessee;
- Stormwater Detention Agreement of record in Instrument No. 20050719-0083911, in the Register's Office for Davidson County, Tennessee;
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20100112-0002819, in the Register's Office for Davidson County, Tennessee;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **300 Van Buren Street , Nashville, Tennessee 37208-2742**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 11 DAY OF OCTOBER, 2016.

Frederick Scott Lawrence by John Gleaves, Attorney In Fact

William Barrett Lawrence by John Gleaves, Attorney In Fact

Harry E. Lawrence by John Gleaves, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of FREDERICK SCOTT LAWRENCE, WILLIAM BARRETT LAWRENCE, AND HARRY E. LAWRENCE, and who acknowledged he/she/they executed the same as the free act and deed of the said FREDERICK SCOTT LAWRENCE, WILLIAM BARRETT LAWRENCE, AND HARRY E. LAWRENCE.

Witness my hand and official seal, this the 7th of October, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith
Commission Expires 4-24-2018

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY