WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160100646 DEEDWARR
Recvd: 11/15/16 10:28 2 pgs
Fees:13.00 Taxes:366.30
20161115-0120207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

x David R. Lawrence
Affiant

Subscribed and sworn to before me, this 14TH DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/2/20

(AFFIX SEAL)

DANIEL W. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David R. Lawrence and wife, Karen H. Lawrence	David R. Lawarence	
	(NAME)	
413 Buffalo Run	413 Buffalo Run	034-03-0B-604.00-CO
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Timothy R. Lawrence and wife, Mollie M. Lawrence, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David R. Lawrence and wife, Karen H. Lawrence, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING UNIT NO. 604, OF CHURCHILL CROSSING, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED AND BY-LAWS OF RECORD IN BOOK 7792, PAGE 915, AS AMENDED IN BOOK 7804, PAGE 616, BOOK 7845, PAGE 540, BOOK 10635, PAGE 110, BOOK 10996, PAGE 199 AND INSTRUMENT NO. 20050829-0103075, AND AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 25, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION..

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY R. LAWRENCE, MARRIED BY WARRANTY DEED FROM DAVID N. SPRADLIN AND WIFE, LINDA G. SPRADLIN OF RECORD IN INSTRUMENT NO. 20060908-0111319 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 31, 2006 AND RECORDED ON SEPTEMBER 08, 2006.

MOLLIE M. LAWRENCE JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERETY, MARITAL OR OTHERWIDE.

THIS CONVEYANCE IS SUBJECT TO 2017 TAXES AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 604 Churchill Crossing, Madison, TN 37115-2275
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 14th day of November, 2016.

Timothy R. Lawrence

Mollie M. Lawrence

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy R. Lawrence and wife, Mollie M. Lawrence, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of November, 2016.

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/2/2018

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072