Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
17-0533HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,900.00.

Affiant

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of June, 2017.

Notary Public
Commission Expires: 9-22-20

BILL GARRETT, Davidson County
Trans:T20170050167 DEEDWARR
Recvd: 06/13/17 08:34 2 pgs
Fees:13.00 Taxes:1065.23
20170613-0058985

Address of New Owner	Send Tax Bills To:	Map & Parcel
James P. Gregory, II 5908 Sedberry Road Nashville, TN 37205	NEW OWNER	129-11-0A-285.00 CO

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,

Bobby R. Lawrence and Judy D. Lawrence, husband and wife

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

James P. Gregory, II and Dorothy Durham Tucker, both unmarried, as joint tenants with full rights of survivorship

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 100L a/k/a Unit No. 285 of The Cloister at St. Henry, a Condominium, Phase 1D, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Restrictive Covenants and Easements of record in Instrument No. 20101228-0102374, as amended in Instrument No. 20140219-0014189, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed and By-Laws. Reference is hereby made to the plan of The Cloister at St. Henry, a Condominium, as shown on Exhibit "B" to the Declaration of Restrictive Covenants and Easements of record in Instrument No. 20101228-0102374, in the Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

BEING the same property conveyed to Bobby R. Lawrence and Judy D. Lawrence, husband and wife, by Quitclaim Deed from David L. Stansberry, married, and Marilyn B. Stansberry, married, dated 2/9/17 and recorded 2/9/17 in Instrument No. 20170209-0013777; and being the same property previously conveyed to Judy D. Lawrence, married, and Bobby Lawrence, married, a one percent (1.0%) interest, by Quitclaim Deed from David L. Stansberry, married, and Marilyn B. Stansberry, married, dated 5/1/14 and recorded 5/16/14 in

Instrument No. 20140516-0042152, Register's Office for Davidson County, Tennessee.
Please also see Warranty Deed of record in Instrument No. 20110218-0013885 for further source of title.

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: 285 Cana Circle, Nashville, TN 37205.

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 1st day of June, 2017.

Bobby R. Lawrence

Judy D. Lawrence

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bobby R. Lawrence and Judy D. Lawrence,** 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 Hendersonville, Tennessee this 1st day of June, 2017.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Prepared by:
RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075