This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-17-1042

Bill Garrett Davidson County
Batch# 35682 DEEDWARR
12/11/2017 10:28:34 AM 2 pgs
Fees: $13.00 Taxes: $1,222.23

20171211-0125832

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson TS

The actual consideration or value, whichever is greater, for this transfer is $330,333.00

Affiant

Subscribed and sworn to before me, this the 7th day of December, 2017

Notary Public
My Commission Expires: 5/6/19

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dylan M. Craig and Hannah M. Craig 7690 Sawyer Brown Road Nashville, TN 37221	Ameris Bank c/o Docprobe, LLC 1125 Ocean Avenue Lakewood NJ 08701	128-052.00

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Beamon Lawrence Sr and Sharon L. Lawrence, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Dylan M. Craig and Hannah M. Craig, husband and wife,** hereinafter called the Grantee(s), his/her/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 a parcel of land in the 8th Civil District of said County and State, on the Sawyer & Brown Road and being a portion of a 15.25 acre tract conveyed to Oscar G. Buttrey and wife, Lizzie Buttrey, by William Allison Robinson and wife, Helen Robinson, of record in Book 2292, Page 387, Register's Office for said County, described according to a survey made by S. N. Hutchison, June 27, 1955, as follows:

Beginning at an iron stake in the East line of the W. C. Turman tract, same being S. N. Tomlinson's Northwest corner; thence North 2 degrees East, with Turman's line, 128 feet to a point in Sawyer & Brown Road; thence South 79 degrees East, with A. J. Daniels South line, 240 feet to an iron stake with a black locust pointer; thence North 2 degrees with Daniel's East line 40.5 feet to a stake with a cedar pointer; thence South 87 degrees East, 143.5 feet to an ash; thence South 32 degrees 30' East 20 feet to an ash; thence South 87 degrees 50' East 227.5 feet to a stake in a fence; thence South 4 degrees West 132 feet to a stake in S. H. Tomlinson's North line; thence North 87 degrees West, with Tomlinson's North line, 612.5 feet to the point of beginning, containing one and seven-eighths (1.7/8) acres, being the same, more or less. Excluding that portion of the property conveyed for Right of Way of record in Book 2105, Page 454

Being the same property conveyed to Beamon Lawrence, Sr. and wife, Sharon L. Lawrence by Warranty Deed from Steve Green Ministries, Inc., a Tennessee corporation, recorded on the 9th day of September, 2005 in Instrument No. 20050909-0108850, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **7690 Sawyer Brown Road, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2017 a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 7th day of December, 2017.

GRANTOR:

Beamon Lawrence Sr

Sharon L. Lawrence

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Beamon Lawrence, Sr and Sharon L. Lawrence, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of December, 2017.

Notary Public
My Commission expires: 3/21/20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM