WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-NC-17-2810

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $632,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 3618

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Lawrence and Cassandra Lawrence	**Same as New Owner**	
(NAME) **2810 Hillside Drive**		**104-10-0-208.00**
(ADDRESS) **Nashville, TN 37212**		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 43757 **DEEDWARR**
01/03/2018 10:37:36 AM 2 pgs
Fees: $13.00 Taxes: $2,340.25
20180103-0000847

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, **GEORGE I. FLATAU AND LARA A. FLATAU, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID LAWRENCE AND CASSANDRA LAWRENCE, HUSBAND AND WIFE** , 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:

Land in Davidson County, Tennessee, being Lot No. 5, of Block 6 on the Plan of Fairfax Place of record in Plat Book 547, Page (s) 137 and 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George I. Flatau and Lara A. Flatau, husband and wife by Quitclaim Deed from George I. Flatau, unmarried and Lara A. El-Naggar, now known as Lara A. Flatau, as joint tenants with right of survivorship of record in Instrument No. 20170908-0092347 Register's Office for Davidson County, Tennessee, dated August 28,2017 and recorded on September 08, 2017 and Affidavit recorded on September 26, 2017, of record in Instrument No. 20170926-0098419. Being the same property conveyed to George I. Flatau, unmarried and Lara A. El-Naggar, as joint tenants with right of survivorship by Warranty Deed from John T. Kimbrough, III, unmarried of record in Instrument No. 20090722-0068691 Register's Office for Davidson County, Tennessee, dated July 14, 2009 and recorded on July 22, 2009.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page (s) 137 and 138, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2810 Hillside Drive, Nashville, Tennessee 37212**.

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 29th DAY OF DECEMBER, 2017.

George I. Flatau

Lara A. Flatau

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE I. FLATAU, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of December, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARA A. FLATAU, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of December, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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