18-CD-052

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 34114-02-2018 Register Return to: Land Title South, Inc. 3326 Aspen Grove Dr. ~~Suite 400~~ Franklin, TN 37067	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $435,000.00. Annika Truman Affiant Subscribed and sworn to before me this 2nd day of March, 2018. Hannah Cutshall Notary Public My Commission Expires: My Commission Expires February 23, 2021

HANNAH CUTSHALL STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

WARRANTY DEED

Address New Owner: Steven David Kemp 5333 Fredericksburg Way West Brentwood, TN 37027	Send Tax Bills To: Franklin American Mortgage 6100 Tower Circle, Ste. 600 Franklin, TN 37067	Tax Information: Map and Parcel No.: 171 03 0 A 176 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, John H. Lawrence and wife, Kristen K. Lawrence ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Steven David Kemp, an unmarried man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5333 Fredericksburg Way West, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Bill Garrett Davidson County
Batch# 65022 DEEDWARR
03/05/2018 10:43:41 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50

20180305-0020397

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of March, 2018.

John H. Lawrence, by Kristen K. Lawrence, his Attorney-in fact

John H. Lawrence, by Kristen K. Lawrence, his Attorney-in fact

Kristen K. Lawrence

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristen K. Lawrence with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for John H. Lawrence and she is authorized by John C. Lawrence to execute this instrument on his behalf.

Witness my hand, at office, this 2nd day of March, 2018.

Notary Public

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 2nd day of March, 2018.

Notary Public

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Section 6B Fredericksburg, as of record in Plat Book 9700, page 151, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John H. Lawrence and wife, Kristen K. Lawrence by deed dated May 31, 2016 from Ryan Belwood and Amanda Brown Belwood of record in Instrument No. 20160602-0055657, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 171 03 0 A 176 00CO.
2. Restrictive covenants contained in an instrument of record in Book 7798, page 843, Register's Office for Davidson, County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Fredericksburg Homeowner's Association, Inc. of record in Book 8920, page 65, Book 9500, page 393, Book 9860, page 840, Book 10453, page 931, and Book 10694, page 541, Register's Office for Davidson County, Tennessee.
4. By-Laws of Fredericksburg Homeowner's Association, Inc. of record in Book 8920, page 45 amended in Book 10694, page 539, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Plat Book 9700, page 151, Register's Office for Davidson County, Tennessee.
6. Charter of Fredericksburg Homeowner's Association, Inc. of record in Book 8920 page 40, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Plat Book 7900, page 509, Register's Office for Davidson County, Tennessee.
8. Amenities Area of Fredericksburg Homeowner's Association, Inc. of record in Book 9443, page 538 and Book 7900, page 807, Register's Office for Davidson County, Tennessee.
9. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7993, page 269, Register's Office for Davidson County, Tennessee.
10. Easement of record in Book 7851, page 712, Register's Office for Davidson County, Tennessee.
11. Deeds of conveyance for water mains and sanitary sewer granted to the Metropolitan Government of record in Book 9698, page 81 and Book 9698, page 124, Register's Office for Davidson County, Tennessee.
12. Storm water detention agreement of record in Book 9771, page 545, Register's Office for Davidson County, Tennessee.