This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 81373 **DEEDWARR**
04/16/2018 02:31:45 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20180416-0035643

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $365,000.00.

K. Nuip
Affiant

Subscribed and sworn before me this the 13 day of April, 2018.

Debbie Mann
Notary Public
My commission expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
James Aaron Hines & Amanda Hines 6773 Cold Stream Dr. Nashville, TN 37221	Churchill Mortgage 761 Old Hickory Blvd. Ste 400 Brentwood, TN. 37027	155-07-0B 032.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES W. LAWLER AND WIFE JOSEPHINE A. LAWLER, CO-TRUSTEES OF THE LAWLER FAMILY TRUST ESTABLISHED UNDER TRUST AGREEMENT DATED MARCH 18, 1999, AND AMENDED DECEMBER 18, 2004, hereinafter referred to as Grantors, with full power to convey or encumber without the joinder of any beneficiary, have bargained and sold, and do hereby transfer and convey to AMANDA HINES AND JAMES AARON HINES, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of Poplar Creek Estates, Phase V, Section "B-1", (The Highlands of Allen's Green), a Planned Unit Development, of record in Book 9700, Page 716, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James W. Lawler and Josephine A. Lawler, Co-Trustees of the Lawler Family Trust established under trust agreement dated March 18, 1999, and amended December 18, 2004, with full power to convey or encumber without the joinder of any beneficiary, by deed from Porter Poindexter and wife, Elizabeth J. Poindexter, dated 05/30/2006, of record in Instrument No. 20060602-0064900, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6773 Cold Stream Dr., Nashville, TN 37221.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 our hands this the 12 day of April, 2018.

JAMES W. LAWLER AND WIFE JOSEPHINE A. LAWLER, CO-TRUSTEES OF THE LAWLER FAMILY TRUST ESTABLISHED UNDER TRUST AGREEMENT DATED MARCH 18, 1999, AND AMENDED DECEMBER 18, 2004

By: James W Lawler Co-Trustee
James W. Lawler, Co-Trustee

By: Josephine A Lawler Co Trustee
Josephine A. Lawler, Co-Trustee

STATE OF WISCONSIN
COUNTY OF WAUKESHA

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James W. Lawler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the co-trustee of the within named bargainor, the Lawler Family Trust, and that he, as such co-trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Lawler Family Trust by the said James W. Lawler as such co-trustee.

Witness my hand and official seal this 12 day of April, 2018.

My Commission Expires: 2/10/2020

Notary Public

MARK SCHREIBER NOTARY PUBLIC STATE OF WISCONSIN

STATE OF WISCONSIN
COUNTY OF WAUKESHA

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Josephine A. Lawler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the co-trustee of the within named bargainor, the Lawler Family Trust, and that she, as such co-trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Lawler Family Trust by the said Josephine A. Lawler as such co-trustee.

Witness my hand and official seal this 12 day of April, 2018.

My Commission Expires: 2/10/2020

Notary Public

MARK SCHREIBER NOTARY PUBLIC STATE OF WISCONSIN