WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 151129 **DEEDWARR**
10/12/2018 01:27:02 PM 2 pgs
Fees: $13.00 Taxes: $628.63

20181012-0101448

O-KR-18-7776

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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)
Amber Jennings	Cross Country Mortgage	
(NAME)	(NAME)	
6817 Cloudland Drive	6850 Miller Road	**128-11-0-048.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Brecksville, OH 44141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **MARY D. LAWRENCE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMBER JENNINGS,** 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. 8B on the Plan of Final Plat of Zone Lot Division Lots 2-10, Section Two, Clunan Heights of record in Plat Book 6250, Page 27, amended in Book 6250, Page 362, 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 Mary D. Lawrence, married by Cash Deed deed from Shaun Donovan, The Secretary of Housing and Urban Development of record in Instrument No. 20110602-0042032 Register's Office for Davidson County, Tennessee, dated May 25, 2011 and recorded on June 02, 2011.

NOTE: TIMOTHY LAWRENCE JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2018, a lien due and payable, but not delinquent;
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 362, amending Plat Book 6250, Page 27, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050502-0048347, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 6537, Page 70, as amended in Book 6541, Page 984, in the Register's Office for Davidson County, Tennessee;
- Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5222, Page 745, in the Register's Office for Davidson County, Tennessee;
- Declarations of Easement for Ingress an Egress of record in Book 6377, Page 482, in the Register's Office for Davidson County, Tennessee;
- Joint Roadway Agreement for Use and Maintenance of record in Book 6512, Page 347, corrected in Book 6514, Page 58, in the Register's Office for Davidson County, Tennessee;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7776 Sawyer Brown Rd., Nashville, Tennessee 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 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 10th DAY OF OCTOBER, 2018.

Mary D. Lawrence
Mary D. Lawrence

Timothy Lawrence
Timothy Lawrence

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY D. LAWRENCE and TIMOTHY LAWRENCE, 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 10th of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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