WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 2022

G-NC-18-2901

Karen Johnson Davidson County
Batch# 191571 **DEEDWARR**
02/04/2019 03:31:27 PM 2 pgs
Fees: $13.00 Taxes: $758.50

20190204-0010554

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)
Michael P. Lawrence	LEGACY HOME LOANS	
(NAME)	(NAME)	**104-10-0N-010.00-CO**
2901 Blair Blvd. #B10	4004 HILLSBORO PIKE, STE 216B	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	NASHVILLE, TN 37215	
(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, **LAURA NICOLE D'AOUST, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL P. LAWRENCE, AN UNMARRIED MAN,** 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 Unit No. B-10, Westchester Condominiums, as established under Master Deed of record in Instrument No. 20070607-0068596, corrected as Instrument No. 20071009-0120320, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Laura Nicole D'Aoust, unmarried by Warranty deed from Bethany Haynie Tippitt, married of record in Instrument No. 20110411-0027610 Register's Office for Davidson County, Tennessee, dated March 29, 2011 and recorded on April 11, 2011.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 6, Register's Office for Davidson County, Tennessee.
- By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Westchester Condominium of record in Instrument Number 20070607-0068596, as corrected in Instrument No. 20071009-0120320, Register's Office for Davidson County, Tennessee.
- Charter for The Westchester Condominium HOA of record in Instrument Number 20070614-0071268, 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2901 Blair Blvd. #B10, 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 31st DAY OF JANUARY, 2019.

LAURA NICOLE D'AOUST BY ANDREW E BROWN
ATTORNEY IN FACT

Laura Nicole D'Aoust by Andrew E. Brown,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew E. Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LAURA NICOLE D'AOUST, and who acknowledged he/she/they executed the same as the free act and deed of the said LAURA NICOLE D'AOUST.

Witness my hand and official seal, this the 31st of January, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2021

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