THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190420177** Karen Johnson Davidson County Batch# 224900 DEEDWARR 05/02/2019 12:59:47 PM 2 pgs Fees: $13.00 Taxes: $1,184.00 20190502-0040997	STATE OF ~~TENNESSEE~~ NORTH CAROLINA (NS 4/24/19 COUNTY OF ~~DAVIDSON~~) FORSYTH (NS 4/24/19 The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. Affiant Subscribed and sworn to before me, this 24TH (NS 4/24/19 day of April, 2019. NAMRATA SANGHA Notary Public - North Carolina Forsyth County My Commission Expires July 17, 2021 Notary Public My Commission Expires: July 17, 2021

WARRANTY DEED

Address New Owner: Timothy Lawson and Leslie Lawson 210 Boxmere Place Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-06-0E-210.00 CO

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, **Randall James Greene, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy Lawson and Leslie Lawson, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 210 of Burton Hills, Village of Boxmere, Phase 1 , a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit B to the Master Deed of record in Book 6666, page 749, amended in Book 6824, page 308, Book 6908, page 738, and Book 6921, page 226, Register' s Office for said County, to which source reference is made for more complete details of description, together with the said Apartment' s appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to RANDALL JAMES GREENE, by deed from ELIZABETH LAKE TOLBERT EAKIN AS EXECUTOR AND TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF ELIAS LAKE TOLBERT, of record in Instrument No. 20140520-0043401, dated May 19, 2014, said Register's Office.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 131-06-0E-210.00 CO.

Master Deed of record in Book 6666, page 749, amended in Book 6824, page 308, Book 6908, page 738, Book 6921, page 226 and ByLaws amended in Book 6911, page 831, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6517, page 522 amended in Book 6778, page 536, said Register's Office.

Agreements by and between Burton Hills Properties and the Nashville and Davidson County Metropolitan Planning Commission of record in Book 6470, page 383 and Book 6655, page 47, said Register's Office.

This is improved property located at 210 Boxmere Place Nashville TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~26~~ 24th (NS) 4/24/19 day of April, 2019.

Randall James Greene

STATE OF North Carolina)

COUNTY OF Forsyth)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Randall James Greene, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~26~~ 24th (NS) 4/24/19 day of April, 2019.

NAMRATA SANGHA
Notary Public - North Carolina
Forsyth County
My Commission Expires July 17, 2021

Notary Public

My Commission Expires: July 17, 2021