THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35642-07-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $490,000.00. Affiant Subscribed and sworn to before me this 19th day of August, 2020. Notary Public My Commission Expires:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

WARRANTY DEED

Address New Owner: Jason Andrew Swett and Meghan Brittany Wright 820 Shelby Avenue Nashville, TN 37206	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 082160J00100CO

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, **Chase Alexander Lawrence, unmarried, as to a 25% interest, and Charles Lawrence, married, as to a 75% interest, as tenants in common** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jason Andrew Swett and Meghan Brittany Wright, husband and wife** ("Grantees"), their 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 820 Shelby Avenue, Nashville, TN 37206.

Subject property has never been the marital residence of either Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 Grantees, their 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.

Karen Johnson Davidson County
Batch# 461859 **DEEDWARR**
08/21/2020 01:41:17 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00

20200821-0094724

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: KSB-VRES-20820

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of August, 2020.

Chase Alexander Lawrence by Gerald G. Patterson, his attorney-in fact

Charles Lawrence by Gerald G. Patterson, his 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, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Chase Alexander Lawrence and Charles Lawrence, and he is authorized by Chase Alexander Lawrence and Charles Lawrence to execute this instrument on their behalf.

Witness my hand, at office, this 19th day of August, 2020.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1, together with the appurtenant interest in the common elements of The Vue at Shelby, a horizontal property regime with private elements established by Declaration in Instrument No. 20120817-0074121, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to Chase Alexander Lawrence, as to a 25% interest, and Charles Lawrence, as to a 75% interest, as tenants in common, by deed dated April 30, 2019 from Thomas G. Bennett and Jessica W. Bennett, husband and wife, of record in Instrument No. 20190501-0040501, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantees.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for The Vue at Shelby, of record in Instrument No. 20120817-0074121, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No. 20120817-0074121, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 21, page 60, Register's Office for Davidson County, Tennessee.