STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00

Larry D. Hughes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of November, 2004.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/12/04 10:44 2pgs
Fees:13.00 Taxes:207.20
20041112-0136165

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Larrick Properties, Inc.	Larrick Properties, Inc.	95-8
409 Chessington Court	409 Chessington Court	GROUP
Nashville, Tennessee 37221	Nashville, Tennessee 37221	PARCEL 28

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Fifty Six Thousand Dollars and Zero Cents ($56,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Connie J. Myers, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Larrick Properties, Inc., hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 181, Eva-Mor Heights Subdivision, Section Three, recorded in Book 1835, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Jeffrey W. Myers and wife, Connie J. Myers by deed dated May 29, 1987 from Sandra Lynn (Templeton) Light and husband, James C. Wray, of record in Book 7257, page 176, Register's Office for Davidson County, Tennessee; the said Jeffrey W. Myers and Connie J. Myers having since divorced and the said Jeffrey W. Myers having since conveyed his interest in subject property to Connie J. Myers by Quitclaim Deed of record as Instrument No. 20041112-0136165.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 311 Rachel Road, Nashville, TN 37214

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, its successors and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand this 11th day of November, 2004.

Connie J. Myers

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Connie J. Myers, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of November, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee