WARRANTY DEED

STATE OF TN
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/31/2010 (AFFIX SEAL)

DANNY L. SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Davidson County DEEDWARR
Recvd: 09/21/06 09:40 2 pgs
Fees:13.00 Taxes:351.50

20060921-0116979

THIS INSTRUMENT WAS PREPARED BY
, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen A. Larson, as Trustee of the Karen A. Larson Family Trust	Karen A. Larson, as Trustee of the Karen A. Larson Family Trust	75-11-145.00
(NAME) P.O. Box 1185	(NAME) 909 Rachels Place	
(ADDRESS) Escondido, California 92033	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Janis B. Wall, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto ~~Larson~~ Karen Larson, as Trustee of the Karen A. Larson Family Trust, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

BEING Lot No. 67-A Zone Lot Division, Lots Nos. 49 thru 69, 71, 73, 75, 76, 77 and 79 Rachel's Square, Section 2, of record in Plat Book 6250, Page 541, amending Plat Book 5200, Page 623-625, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete description.

Being the same property conveyed to Janis B. Wall by Warranty Deed from Kimberly F. Webb, a single person dated 02/25/00 and recorded 03/06/00 in Instrument Number 20000306-0022419, said Register's Office. Property previously conveyed by Deed recorded in Book 10546, Page 404, said Register's Office.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) None found of record

unimproved ☐

This is improved ☒ property, known as 909 Rachels Place, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

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.

Witness my hand this 31st day of August, 2006.

Janis B. Wall

Janis B. Wall

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Janis B. Wall with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained. and Paul McMahan (Ok)

Witness my hand and official seal at office this the 31st day of August 2006.

Commission expires:
5/15/2010

Danny L. Smith
Notary Public

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY