WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/09/06 10:43 2 pgs
Fees:13.00 Taxes:617.90

20061109-0139457

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Michelle L. Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF NOVEMBER, 2006.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 4, 2010

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Larkin	SAME	Map 53-13
(NAME)	(NAME)	Parcel 69
1405 Joe Pyron Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **LEE MARISSA COLEMAN AND HUSBAND, RICHARD CLIFTON EDWARDS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM LARKIN AND WIFE, BONITA LARKIN,** 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Kimbolton, Phase 1, of record in Plat Book 6900, pages 276-278, as amended in Book 7577, page 553, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lee Marissa Coleman and husband, Richard Clifton Edwards by deed from Barry S. Sprouse and wife, Olivia M. Sprouse, of record in Instrument #20040326-0034124, said Register's Office.

This conveyance is subject to (a) 2006 real property taxes; (b) all matters appearing on the plan of record in Book 6900, pages 276-278 as amended in Book 7577, page 553, said Register's Office; (c) Master Deed and Bylaws of record in Instrument #20060126-0009811 and Instrument #20030226-0025658, said Register's Office; and (d) restrictive covenants of record in Book 7265, page 655, Book 7464, page 969, Book 7470, page 126 and Book 7799, page 50, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1405 Joe Pyron Drive, Madison, Tennessee 37115

(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.

Witness our hands this 8th day of November, 2006.

Lee Marissa Coleman

Richard Clifton Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lee Marissa Coleman and Richard Clifton Edwards, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8 day of November, 2006.

Commission expires:

Notary Public

