Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(2)

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,750.00

X John Stephen Larkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2009

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sarah Murray	New Owner	Parcel ID:
336 Tamworth Drive		09508004500
Nashville, TN 37214		

FOR AND IN 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

John Stephen Larkins, Heir of the Estate of Helen C. Larkins

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Sarah Murray, single

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. 183 on the Map of Eva-Mor Heights, Section III, as of record in Book 1835, Page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 183 fronts 135.5 feet on the northwesterly side of Tamworth Drive and runs back between lines 157 feet on the north line and 106.2 feet on the south line, to a dead line in the rear on which it measures 101.3 feet.

Being the same property conveyed to Lemuel L. Larkins and wife, Helen C. Larkins by deed from Mayfair Homes, Inc. of record in Book 2032, page 167, Register's Office for said County. The said Helen C. Larkins now being deceased. The said Lemuel L. Larkins having predeceased Helen C. Larkins. Helen C. Larkins died leaving as her sole heir the Grantor herein.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1835, Page 92, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 336 Tamworth Drive, 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 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 my hand this 9th day of April, 2009.

Estate of Helen C. Larkins

John Stephen Larkins

By: John Stephen Larkins, Heir

BILL GARRETT, Davidson County
Trans:T20090024073 DEEDWARR
Recvd: 04/13/09 11:31 2 pgs
Fees:13.00 Taxes:324.68

20090413-0032914

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 John Stephen Larkins, Heir of the Estate of Helen C. Larkins with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Heir of the Estate of Helen C. Larkins and as such Heir, he is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of April, 2009.

My Commission Expires: 11-22-10

Notary Public

