(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 7.25.12 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100061744 DEEDWARR
Recvd: 09/30/10 14:00 2 pgs
Fees:13.00 Taxes:1228.40
20100930-0078012

RYAN A. RAE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lars Erik Larsen	Franklin American Mortgage	Map 105-13
(NAME) 904 Bradford Avenue	(NAME) 501 Corporate Centre Dr. Ste 400	Parcel 327
(ADDRESS) Nashville, TN 37204	(ADDRESS) Franklin, TN 37067	
(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, **SUSANNA L. BAXTER AND HUSBAND, MARK HUFFMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LARS ERIK LARSEN AND JACLYN TURNER LARSEN, HUSBAND AND WIFE,** 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. 15 on the Plan of Waldkirch Subdivision of Lots No. 8 and 9, in W. L. B. Lawrence Plan of record in Plat Book 421, page 90, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Susanna L. Baxter and Mark Huffman, both unmarried, joint tenants with rights of survivorship, by deed from Danny Murphy, unmarried, of record in Instrument #20011023-0115476, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes; and (b) all matters appearing on the plan of record in Book 421, page 90, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 904 Bradford Avenue, Nashville, Tennessee 37204
(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 24th day of September, 2010.

Susanna L. Baxter
by Mark Huffman,
Attorney in fact
Susanna L. Baxter

Mark Huffman
Mark Huffman

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned notary public in and for said county and state, the within named Mark Huffman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and seal this 24th day of September, 2010.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

NOTARY PUBLIC

State of Tennessee
County of Davidson

On this 24th day of September, 2010, before me personally appeared Mark Huffman, to me known to be the person who executed the foregoing instrument on behalf of Susanna L. Baxter* and acknowledged that he executed the same as the free act and deed of Susanna L. Baxter. Witness my hand and official seal at Nashville, Tennessee, this 24th day of September, 2010.

* as her attorney in fact

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011