# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Catherine V. Quinn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2011.

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

MY COMMISSION EXPIRES:

(AFF

BILL GARRETT, Davidson County
Trans:T20110008742 DEEDWARR
Recvd: 02/10/11 16:20 2 pgs
Fees:13.00 Taxes:1498.50
20110210-0011710

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | |
|---|---|---|
| Catherine V. Quinn | U.S. Bank | Map 118-7 |
| (NAME) | (NAME) | |
| 2726 Larmon Drive | 9321 Olive Boulevard | Parcel 71 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | St. Louis, MO 63132 | |
| (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, **VOSSLAND DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CATHERINE V. QUINN, MARRIED,** 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:

**TRACT I:**

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of Berrywood, of record in Plat Book 1835, page 24, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 73.9 feet on the north side of Larmon Avenue and runs back between lines 242.9 feet on the east line and 249.9 feet on the west line, to a dead line in the rear, measuring 83.6 feet thereon.

Excepting therefrom is that portion thereof described in the Final Consent Judgment made on August 12, 1970 by the Third Circuit Court of Davidson County, Tennessee in an action entitled State of Tennessee, et al vs. George B. Tomlin, et al, Case No. B-1799, a certified copy of which order is of record in Book 4440, page 931, said Register's Office..

**TRACT II:**
A certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Beginning at a point in the south margin of Larmon Drive at the southwest corner of Lot 7 in accordance with Deed Book 8601, page 259 and further located at coordinates north 650438.98 east 1741812.40; thence with a curve left having a Delta Angle 89 deg. 45 min. 53 sec, radius 50.00 feet, length 78.35 feet, chord North 63 deg. 14 min. 25 sec. west 70.58 feet to a point; thence north 40 deg. 42 min 01 sec. east 104.48 feet to a point; said point being right-of-way monument located 96.6 feet right of 1-440 centerline station 535 + 06; thence south 02 deg. 38 min 19 sec. west 111.11 feet to the point of beginning, containing 0.066 acres, 2870 square feet.

Being the same property conveyed to Vossland Development, LLC by Quitclaim Deed from MKF, LLC d/b/a MKF Construction of record in Instrument #20051215-0150885, said Register's Office.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Book 1835, page 24, said Register's Office; (c) restrictive covenants of record in Instrument #20010213-0013873, said Register's Office; and (d) easements of record in Book 4649, page 430, Book 4440, page 931 and Book 6342, page 380, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2726 Larmon Drive, 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 my hand this 9th day of February, 2011.

Vossland Development, LLC

By: _____
John Robinson, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared John Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Managing Member of Vossland Development, LLC,the within named bargainor, a limited liability company and that he as such Managing Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Member.

Witness my hand and official seal at Nashville, Tennessee this 9th day of February, 2011.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011