WARRANTY DEED

Return To:
Foundation Title & Escrow, LLC
[illegible] Blvd, Suite 175
[illegible] TN 37215

BILL GARRETT, Davidson County
Trans:T20110028395 DEEDWARR
Recvd: 05/12/11 10:53 2 pgs
Fees:13.00 Taxes:721.50

20110512-0036495

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of May, 2011

Notary Public

MY COMMISSION EXPIRES: 7-3-12
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wyatt Fawns and Emily Bradbury	Bank of America, N.A.	142160F00400CO
(NAME)	(NAME)	
2581 Devon Valley Drive	840 Crescent Centre Drive Suite 460	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN, 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **James C. Larsen and Anne V. Parman Larsen, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Wyatt E. Fawns and Emily Bradbury, 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. 56 on the Plan of Devon Valley, Phase II, of record in Plat Book 7900, page 563, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James C. Larsen and Anne V. Parman by Warranty Deed from Susan E. Adkins and A.E. Adkins, dated September 26, 2005 and filed of record in Instrument Number 20051003-0118328, Register's Office of Davidson County, Tennessee. Anne V. Parman is now known as Anne V. Parman Larsen, having wed James C. Larsen.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2581 Devon Valley Drive, Nashville, TN 37221

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, has 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 28 day of April, 2011.

James C. Larsen

Anne V. Parman Larsen

STATE OF Texas
COUNTY OF Cameron

Personally appeared before me, the undersigned authority, **James C. Larsen and Anne V. Parman Larsen**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28 day of April, 2011.

CARIN MAYO ADAMS
Notary Public
STATE OF TEXAS
My Comm. Exp. 05-28-2012

Notary Public

My commission expires: 05-28-2012