WARRANTY DEED

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,050,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

EMBER BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur John Ulm III	New Owner	
(NAME)	(NAME)	**Map 117-10**
714 Cantrell Avenue		
(ADDRESS)	(ADDRESS)	**Parcel 54.00**
Nashville, TN 37215	,	
(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, **HOMES BY LARSSON, INC., a Tennessee Corporation** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARTHUR JOHN ULM III AND WIFE, CHRISTY ULM,** 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 the southerly 60 feet of Lot No. 7 and the northerly 20 feet of Lot No. 8 of Block "J" on the Plan of W.M. Cantrell's Subdivision, of record in Book 332, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Homes by Larsson, Inc., by deed from E. Andrew Pate and wife Marsha A. Pate, married of record in Instrument No. 20050629-0074622, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2011 real property taxes have been paid, prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 332, page 85, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **714 Cantrell Avenue, Nashville, TN 37215**

(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.

BILL GARRETT, Davidson County
Trans:T20110071338 DEEDWARR
Recvd: 11/10/11 14:38 2 pgs
Fees:13.00 Taxes:3885.00
20111110-0088221

Witness my hand this 3rd day of November, 2011.

Homes By Larsson, Inc.

By: Dan E. Huffstutter

Dan E. Huffstutter, Secretary

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Dan E. Huffstutter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Secretary of Homes by Larsson, Inc.,** (the "Corporation") the within named bargainor, a Tennessee Corporation, and that as such Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by her/himself as Secretary.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of November, 2011.

Commission expires:

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

Notary Public