WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/23/12 13:43 3 pgs
Fees:18.00 Taxes:222.00
20120123-0006246

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2012.

Notary Public

MY COMMISSION EXPIRES: June 14, 2015

(AFFIX SEAL)

MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larrison & Larrison Holdings, LLC	Larrison & Larrison Holdings, LLC	142150A04600CO
(NAME)	(NAME)	
5442 Wakefield Dr.	5442 Wakefield Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ramon A. Nelms and Dorothy Nelms**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Larrison & Larrison Holdings, LLC**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Unit 46, on the plan of First Revision, Bellevue Manor Condominiums of record in Plat Book 5200, Page 231, and further established by the Master Deed of record in Book 5520, Page 203, all of the Registers Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owner, and the By-Laws of the Association of Owners.

Being the same property conveyed to Bruce C. Nelms by Deed from Kelly Prim, Trustee, dated 10/07/1980 and filed for record on 10/10/1980 in Book 5663, Page 78, Register's Office for Davidson County, Tennessee.

The said Bruce C. Nelms died intestate leaving Ramon A. Nelms and Edna B. Nelms his sole heirs at law as evidenced by Affidavit of Heirship filed for record in Instrument 200207230088244, Register's Office for said County. Said Edna B. Nelms having since died on September 5, 2002.

Dorothy Nelms joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is subject to (1) All matters as set forth per Plat Book 5200, Page 231, (2) Master Deed and By-Laws filed for record in Book 5520, Page 203, and (3) Said By-Laws were amended of record in Instrument 200812170120696, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 112 Bellevue Road, Condominium 46, Nashville, TN 37221
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 13th day of January, 2012.

Ramon A. Nelms

Dorothy Nelms

State of Tennessee
County of Williamson

Personally appeared before me Ramon A. Nelms and Dorothy Nelms, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of January, 2012.

Notary ~~Public Chris Jackson~~ Michelle Reynolds
My Commission Expires: June 14, 2015

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1604 Westgate Circle
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

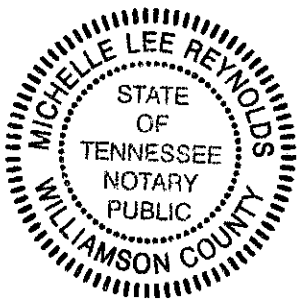
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 14, 2015