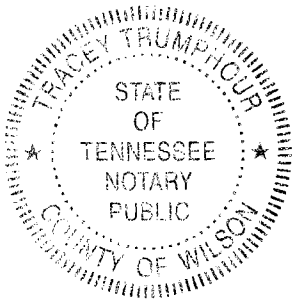
Davidson County DEEDWARR
Recvd: 10/08/12 08:07 3 pgs
Fees:18.00 Taxes:925.00
20121008-0091664

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2012.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alvin Francois	Kirkland E. Larson and Rebecca N. Larson	08600003500
(NAME)	(NAME)	
4124 Andrew Jackson Parkway	2025 N. Mt. Juliet Rd., Suite 110	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mount Juliet, TN 37122	
(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, **Kirkland E. Larson and Rebecca N. Larson, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Alvin Francois and Mignon Francois, husband and wife**, 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 the 4th Civil District of Davidson County, Tennessee, described according to a survey made by James L. Murphy, Jr., and Company, May 25, 1961, as follows:

BEGINNING at a point in the westerly margin of Old Hickory Blvd., said point being 629.41 feet north of the intersection of said westerly margin of Old Hickory Blvd. and northwesterly margin of Tennessee Central Railroad; thence north 78 degrees 38° west 583.83 feet to a point in Stoners Creek; thence with said creek north 2 degrees 41° east 110.57 feet; thence south 86 degrees 25° east 593 feet to the westerly margin of Old Hickory Blvd; thence with the same and around a slight curve having a radius of 1,399.84 feet southerly 190.16 feet to the beginning, containing 2.037 acres more or less.

Being the same property conveyed to by Warranty Deed dated May 11, 2011 from William F. Hosey and wife, Ann H. Hosey as recorded in Instrument No. 20110518-0038081, Register's Office for Davidson County, Tennessee.

Real Property Taxes for the year 2012 and subsequent years, a lien not yet due and payable.
No insurance is afforded as to the exact amount of acreage contained in the property described herein.
Easement to Cumberland Utility District and First Suburban Water Utility District of record in Book 5649, Page 464, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 7346, Page 967, Register's Office for said County.
Easement for the flow of Stoners Creek, as much as thereon may flow, from time to time.

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 4124 Andrew Jackson Parkway, Hermitage, TN 37076
(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 28th day of September, 2012.

Kirkland E. Larson

Rebecca N. Larson

State of Tennessee
County of Wilson

Personally appeared before me Kirkland E. Larson and Rebecca N. Larson, 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 28th day of September, 2012.

Notary Public

My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, 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.

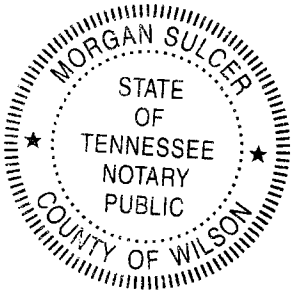
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Tracey Trumphour, 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: 9/2/2013