NEW OWNER:

Christian Svendsen
Deena Svendsen
4114 Eden Avenue
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0549

Map/Parcel 131-03-0/133.00

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 08/20/14 14:47 4 pgs
Fees:23.00 Taxes:3579.38
20140820-0075973

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Nine Hundred Sixty Seven Thousand Four Hundred One and 33/100 Dollars ($967,401.33)** cash in hand paid, the receipt of which is hereby acknowledged, **MARK LARIMORE** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **PETER CHRISTIAN SVENDSEN AND DEENA SVENDSEN, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 63 on the Plan of Green Hills Subdivision No. 2, of record in Plat Book 547, Page 139, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Mark Larimore, by Warranty Deed from Grant Lee Moses, Jr., Successor Trustee of the Grant L. Moses and/or Jean F. Moses Revocable Living Trust Agreement u/a/d 10/04/2004, dated November 12, 2013, and of record in Instrument No. 20131118-0118648, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4114 Eden Avenue, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 31st day of July, 2014.

Mark Larimore
MARK LARIMORE

By: Joel Lyons as Attorney in fact
Joel Lyons, Attorney-In-Fact
Pursuant to Power of Attorney of
Record in Instrument No. 20140820-0075972
Register's Office for Davidson County, Tennessee.

JOEL LYONS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOEL LYONS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for **MARK LARIMORE**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of July, 2014.

TODD ADKESSLER
STATE NOTARY PUBLIC TENNESSEE NOTARY PUBLIC WILSON COUNTY

MY COMMISSION EXPIRES: 5-30-17

My commission expires: 5-30-17

NOTARY PUBLIC

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The actual consideration or value, whichever is greater, for this transfer is $_967,401.33

AFFIANT

Sworn to and subscribed to before me 5th day of August, 2014.

My commission expires: 9/30/2016

NOTARY PUBLIC

JI HYE JANG
COMMONWEALTH
#7531373
COMMISSION
EXPIRES
09/30/2016
OF VIRGINIA
NOTARY PUBLIC

True Copy Certification

I, Kate Leonard, do hereby make that I am a 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 the law.

Kate Leonard

State of Maryland

County of Baltimore

Personally appeared before me, Melissa Hess, a notary for Harford County, State of Maryland, Kate Leonard, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

Melissa M. Hess

Notary Signature

My Commission expires: 4/30/2017

MELISSA M. HESS
NOTARY PUBLIC
HARFORD COUNTY, MD