# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140081468 DEEDWARR
Recvd: 10/29/14 10:11 2 pgs
Fees:13.00 Taxes:1868.50
20141029-0099714

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Codesta Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: July 3, 2017
(AFFIX SEAL)

KELSON KILGORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| Mark A. Larimore | Ram Enterprises<br>Attn: Mark Larimore | 130110044.00 |
| (NAME) | (NAME) | |
| 1519 E. Ann Street | 1519 E. Ann Street | |
| (ADDRESS) | (ADDRESS) | |
| Montgomery, AL 36107 | Montgomery, AL 36107 | |
| (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, **Edward W. Karrels, as to an undivided one-third (1/3) interest; Jennifer Menzie, Trustee of the Jennifer K. Menzie 2012 Irrevocable Trust under agreement dated September 7, 2012, as to an undivided one-third (1/3) interest; and Jennifer Menzie, Trustee of the Edward K. Karrels 2012 Grandchildren Trust under agreement dated September 7, 2012, as to an undivided one-third (1/3) interest, as tenants in common by deed dated April 23, 2014,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark A. Larimore and Nancy Sherilyn Fain Larimore, 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. 14, Block "A" on the unrecorded Subdivision of Tyne Meade, Section No. 2, and described according to a survey made by Z.J. Wilkinson, Surveyor, as follows:

Beginning on the easterly margin of Lynnwood Boulevard at a point 1000 feet north of the northerly margin of Forsythe Place, said point being the corner of Lots Nos. 14 and 15; thence with said boulevard, northerly 100 feet to the corner of Lots Nos. 13 and 14; thence with the line between said two lots, easterly 250 feet; thence at right angles southerly 100 feet to the corner of Lots Nos. 14 and 15; thence with the line between said two lots, westerly 250 feet to the point of beginning.

Being the same property conveyed to Edward W. Karrels, as to an undivided one-third (1/3) interest; Jennifer Menzie, Trustee of the Jennifer K. Menzie 2012 Irrevocable Trust under agreement dated September 7, 2012, as to an undivided one-third (1/3) interest; and Jennifer Menzie, Trustee of the Edward K. Karrels 2012 Grandchildren Trust under agreement dated September 7, 2012, as to an undivided one-third (1/3) interest, as tenants in common by deed dated April 23, 2014 from Charlie Yeonsang Cho and wife, Diana Jungja Cho of record in Instrument No. 20140424-0034460, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as **808 Lynnwood Blvd., Nashville, TN 37205**
(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.

Witness our hands this 22 day of October, 2014.

**Edward W. Karrels, as to an undivided one-third (1/3) interest; Jennifer Menzie, Trustee of the Jennifer K. Menzie 2012 Irrevocable Trust under agreement dated September 7, 2012, as to an undivided one-third (1/3) interest; and Jennifer Menzie, Trustee of the Edward K. Karrels 2012 Grandchildren Trust under agreement dated September 7, 2012, as to an undivided one-third (1/3) interest, as tenants in common by deed dated April 23, 2014**

Edward W. Karrels, Individually

Jennifer Menzie, Trustee for The Jennifer K. Menzie 2012 Irrevocable Trust

Jennifer Menzie, Trustee for the Edward K. Karrels 2012 Grandchildren Trust

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Edward W. Karrels, Individually** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 22 day of October, 2014.

Commission expires: May 8, 2017

I. Dyke Tatum Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the personally appeared **Jennifer Menzie** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she is the **Trustee of The Jennifer K. Menzie 2012 Irrevocable Trust under agreement dated September 7, 2012 and The Edward J. Karrels 2012 Grandchildren Trust under agreement dated September 7, 2012** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22 day of October, 2014.

Commission expires: May 8, 2017

I. Dyke Tatum Notary Public