THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32228-02-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Affiant Subscribed and sworn to before me this 27th day of February, 2015. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Mark Andrew Larimore, Nancy Sherilyn Fain Larimore 627 Royal Oaks Pl. Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130 03 0 057 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Earl Burton Tally, Jr., a one-half (1/2) undivided interest as tenant in common, and O. Kay Tally, a one-half (1/2) undivided interest as tenant in common**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Andrew Larimore and Nancy Sherilyn Fain Larimore** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 627 Royal Oaks Pl., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20150016780 DEEDWARR
Recvd: 03/09/15 11:40 3 pgs
Fees:18.00 Taxes:1942.50
20150309-0019868

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of February, 2015.

Earl Burton Tally, Jr.

O. Kay Tally

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Earl Burton Tally, Jr. and O. Kay Tally**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2015.

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Resubdivision of Royal Oaks, Section A, as of record in Book 1424, page 55, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Earl Burton Tally, Jr. and wife, Kay T. Tally, by deed dated May 27, 2008, from Clay Blevins, married, of record in Instrument No. 20080606-0058225, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 24, 2012 in Instrument No. 20120424-0035171, Register's Office for Davidson County, Tennessee, Earl Burton Tally, Jr. and wife, O. Kay Tally conveyed their interest in subject property to Earl Burton Tally, Jr., a one-half (1/2) undivided interest, as tenant in common and O. Kay Tally, a one-half (1/2) undivided interest, as tenant in common. Scrivener's Affidavit of record in Instrument No. 20120518-0043407. Kay T. Tally and O. Kay Tally are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2015, having been prorated by the parties and assumed by the Grantees.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. All matters appearing on the Plan of record as Book 1424, page 55, Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewer granted to City of Belle Meade of record in Book 5787, page 300, Register's Office for Davidson County, Tennessee.