Davidson County DEEDWARR
Recvd: 04/10/15 14:28 3 pgs
Fees:18.00 Taxes:958.30
20150410-0031882

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **259,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April, 2015 Notary Public MY COMMISSION EXPIRES: 5/20/17 (AFFIX SEAL)

KATRINA LEWIS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 05-20-2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larger than Life, LLC	Larger than Life, LLC	MAP
821 Brentwood Dr. ~~2133 Antioch Pike~~	821 Brentview Dr.	PARCEL 14800004500
Nashville TN 37220-1509 ~~Antioch, TN 37013~~	Nashville, TN 37220-1509	
(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, **Tina Louise Bryant Edmondson and William R. Huffman and and Randy Huffman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larger than Life, LLC**

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:

Being land lying, being and situate in the County of Davidson and State of Tennessee to-wit:

Lot #4 - in Subdivision of part of Charlton Property in 2nd Civil District, Davidson Co., Tenn., Beginning in center of Mill Creek Valley Pike at northeast corner of Lot #3 South 49 degrees 30' West 325 feet to stake; thence with line of Lot #3 South 64 degrees 30' West 590 feet to center of Mill Creek; thence with center line of Mill Creek North 17 degrees East, 350 feet; thence continuing with center line of Mill Creek North 33 degrees 30' East 535 feet to point under center of bridge; thence with center line of Mill Creek Valley Pike, South 40 degrees East 231 feet; thence continuing with center line of Mill Creek Valley Pike South 40 degrees 30' East 290 feet to the point of beginning, containing 7.34 ~~feet~~ acres, more or less. (2)

Included by expressly excluded are those lands conveyed to Metro Government of Nashville and Davidson County filed in Instrument Number 20021024-0130486, said Register's Office.Being the same property conveyed to Tina Louise Bryant Edmondson by Quit Claim deed from the Estate of Martha Angie Sullivan of record in Instrument No. 20111031-0084688 Register's Office for Davidson County, Tennessee, dated June 16, 2011 and recorded on October 31, 2011;

See also Last Will and Testament of Nellie Charlton Nicholson filed in Will Book 68, Page 229, Davidson County, Tennessee which devised the property to Angie Wimberly and Billie Ray and Randy Huffman. Nellie Charlton having acquired the property on April 27, 1936 by Warranty Deed from Dr. G. W. Charlton filed in Book 1003, Page 60, Register's Office for Davidson County, Tennessee and recorded May 5, 1936.

William R. Huffman and Billie Ray Huffman are one and the same person.
Angie Wimberly and Martha Angie Sullivan are one and the same. (2)
This is not and has not ever been the primary residence of the Grantors.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2133 Antioch Pike, Antioch, TN 37013.**

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 hand(s) this the 3rd day of April, 2015.

Tina Louise Bryant Edmondson

William R. Huffman

Randy Huffman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tina Louise Bryant Edmondson** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of April, 2015.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William R. Huffman** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of April, 2015.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Randy Huffman** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of April, 2015.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

EXHIBIT "A"

THIS CONVEYANCE IS SUBJECT TO:

(1) Taxes which have been prorated and assumed by Grantee;
(2) All restrictions of record;
(3) All easements of record;
(4) All visible easements;
(5) All matters appearing on the plan of record;
(6) All applicable governmental and zoning regulations;
(7) Acreage content of subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract;
(8) Subject to the flow of any creeks, streams, or branches across subject property, including Mill Creek;
(9) No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways;
(10) Rights of tenants, as tenants only, under recorded or unrecorded leases.
(11) Easement of record in Book 7614, Page 479, Register's Office for Davidson County, Tennessee;
(12) Easement of record in Book 7514, Page 502, Register's Office for Davidson County, Tennessee;
(13) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6640, Page 823, Register's Office for Davidson County, Tennessee;
(14) Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20021024-0130486, Register's Office for Davidson County, Tennessee;

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018