BILL GARRETT, Davidson County
Trans:T20150032507 DEEDWARR
Recvd: 04/29/15 14:00 3 pgs
Fees:18.00 Taxes:1295.00
20150429-0038389

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Suite 100
Mt. Juliet, TN 37122

FROM: Kirkland E. Larson

TO: S. Nixon Pressley, Trustee

AND

FROM: S. Nixon Pressley, Trustee

TO: Kirkland E. Larson and Shane Witherow, as tenants in common

ADDRESS NEW OWNER:
Kirkland E. Larson
107 Bonnabrook Drive
Hermitage, TN 37076

MORTGAGEE:
None

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 086-01-0
Parcel 078.00 & 087.00

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, and for the express purpose of making a re-conveyance to create a tenancy in common and for other good and valuable consideration, the receipt of all of which is expressly acknowledged, I, **Kirkland E. Larson,** have bargained and sold and do hereby transfer and convey unto **S. Nixon Pressley, Trustee**, his successors and assigns, all of my right, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Tract 1:
Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 1 of James P. Cella Lands, Section 1, not of record.

Beginning at an iron pin in the southwesterly side of Bonnabrook Drive Northwest corner of the Tenneco Oil Company property; thence with said drive North 55 degrees 28' West 50 feet to an iron pin; thence South 33 degrees 15' West 164.51 feet to an iron pin; thence South 55 degrees 24' East 50 feet to an iron pin; Southwest corner of the Tenneco Oil Company property; thence with said Tenneco's Northwesterly line North 33 degrees 15' East 164.57 feet to the beginning, containing 0.19 acres more or less.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 3 on the Resubdivision of Lot Nos. 1 and 3 of Hermitage Professional Mall of record in Book 6200, Page 338, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kirkland E. Larson, by Warranty Deed from Charles A. Burdeshaw, dated December 17, 2012 and filed of record in Instrument No. 20121218-0116315, Register's Office for Davidson County, Tennessee.
This is improved property known as: 874 Forrest Glen Drive, Old Hickory, Tennessee 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; Ingress/Egress Easement of record in Book 10977, Page 537; Grant of Right of Way of record in Book 5442, Page 628, Register's Office for Davidson County, Tennessee.

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.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now I, the said **S. Nixon Pressley, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto **Kirkland E. Larson and Shane Witherow, as tenants in common**, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, I have hereunto set my hand this 24th day of April, 2015.

Kirkland E. Larson

S. Nixon Pressley, Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Kirkland E. Larson**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing Warranty Deed for the purposes therein contained, this 24th day of April, 2015, at Mt. Juliet, Tennessee.

NOTARY PUBLIC

JANELL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 2/25/19

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **S. Nixon Pressley, Trustee**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing Warranty Deed for the purposes therein contained, this the 24th day of April, 2015, at Mt. Juliet, Tennessee.

Janel L Johnson
NOTARY PUBLIC

My Commission Expires: 2/25/19

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is 350,000.00.

AFFIANT

Subscribed and sworn to before me
this the 24th day of April, 2015.

Janel L Johnson
NOTARY PUBLIC

My Commission Expires: 2/25/19

JANEL L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY