WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150041354 DEEDWARR
Recvd: 05/28/15 11:54 2 pgs
Fees: 13.00 Taxes: 1924.00

20150528-0049157

G-VRES-15-5895

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: NOV. 6, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark Andrew Larimore and Nancy Sherilyn Fain Larimore	NEW OWNER	
(NAME)	(NAME)	**144-16-0-029.00**
5895 Willshire Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **WILLIE AUSTIN DAVIS, JR. AND CATHERINE F. DAVIS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARK ANDREW LARIMORE AND NANCY SHERILYN FAIN LARIMORE, HUSBAND AND WIFE ,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 9 on the Plan of Otter Creek Hills of record in Plat Book 2900, Pages 110 and 111, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Willie Austin Davis, Jr. and Catherine Davis by Warranty Deed from Martha L. Schwartz, married, of record in Instrument No. 20050103-0000219, Register's Office for Davidson County, Tennessee, dated December 29, 2004 and recorded on January 03, 2005.

This conveyance is subject to:

- Taxes for the year 2015 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Pages 110 and 111, Register's Office for Davidson County, Tennessee.
- A Deed of Trust by Willie Austin Davis, Jr. and Catherine Fleming Davis, husband and wife, trustor, to Emmett James House or Bill R. McLaughlin, trustee, for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for Regions Bank d/b/a Regions Mortgage, beneficiary, to secure a note in the original amount of $ 412,000.00 secured thereby, dated May 30, 2008, and recorded on June 05, 2008, of record as Instrument Number 20080605-0057931, Register's Office for Davidson County, Tennessee, as assigned to Regions Bank d/b/a Regions Mortgage by Corporate Assignment of Deed of Trust recorded on January 12, 2012, of record in Instrument Number 20120112-0003364, in the Register's Office for Davidson County, Tennessee.
- Deed of Trust by Willie A. Davis a/k/a Willie A. Davis Jr. a/k/a Willie Austin Davis, Jr. and Catherine Davis a/k/a Catherine F. Davis, husband and wife, trustor, to FMLS, Inc., trustee, for the benefit of Regions Bank, beneficiary, to secure a note in the original amount of $ 51,500.00 secured thereby, dated May 30, 2008, and recorded on June 19, 2008, of record as Instrument Number 20080619-0063331, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5895 Willshire Drive , Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 15th DAY OF MAY, 2015.

Willie Austin Davis, Jr.

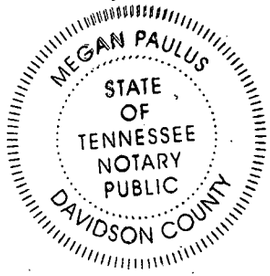
Catherine F. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIE AUSTIN DAVIS, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of May, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

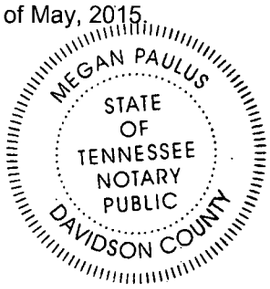


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHERINE F. DAVIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of May, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
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Nashville, TN 37212