THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15064517** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $368,500.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2015. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Jeffrey Norris and Abigail Norris 713 WINSLEY PL Brentwood TN 37027-8298	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172130A082.00CO

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, **Allan P. Larson and Leila M. Larson, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jeffrey Norris and Abigail Norris, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, TN, Being Lot No. 42, on the Plan of Section Two, Williams Grove, of record in Plat Book 9700, Pages 902-906, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Allan P. Larson and Leila M. Larson, husband and wife by Warranty Deed from Sushil K. Bendale and wife, Vaishali S. Patil, recorded on the 4th day of May, 2011 in Instrument No. 20110504-0034194, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, WILLIAMS GROVE, as recorded in Plat Book 9700, Page(s) 902-906.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10741, Page 678, amended in Book 11167, Page 755, Book 11643, Page 316 and Instrument Nos. 19991206-0300190 and 20010514-0049490.

Charter of Williams Grove Homeowners Association recorded in Book 10471, Page 671 and Instrument No. 20010618-0064214.

BILL GARRETT, Davidson County
Trans:T20150063404 DEEDWARR
Recvd: 08/03/15 09:25 2 pgs
Fees:13.00 Taxes:1363.45
20150803-0076157

Easement for Sewer and Storm Drainage, recorded in Book 11383, Page 728.

Storm Water Detention Agreement recorded in Book 10951, Page 699.

Quitclaim Deed for Open Spaces recorded at Instrument No. 20010514-0049489.

This is improved property located at 713 WINSLEY PL Brentwood TN 37027-8298

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2015.

Allan P. Larson

Leila M. Larson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Allan P. Larson and Leila M. Larson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2015.

Nathan L. Powers
Notary Public

My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY