BILL GARRETT, Davidson County
Trans:T20150105366 DEEDWARR
Recvd: 12/14/15 14:00 2 pgs
Fees:13.00 Taxes:610.50
20151214-0125500

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 11th day of December, 2015, by and between Jeannine Sloss, unmarried, party of the first part, and James A Larson and Marie A Oldham, Joint Tenants with Rights of Survivorship, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Landin Davidson County, Tennessee, being Lot ~~no~~ No. 9 on the Plan of Broadmoor, Block "B", of record in Book 547, Page 161 and 162, and a part of Redwood Street abandoned by agreement of record in Book 1583, Page 547 lying west of and adjacent to said Lot No. 9.

Said Lot fronts the north margin of Maplewood Avenue a total of 70 feet and runs back between lines measuring 150 feet to a dead line in the rear on which it measures a total of 70 feet.

Being all or part of the same property conveyed to Jeannine Sloss by virtue of that certain Quit Claim Deed dated November 15, 1989, at Instrument No. Book 8014, Page 663 in the Register's Office of 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 GRANTEE(S), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Jeannine Sloss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jeannine Sloss, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of December, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: James A Larson and Marie A Oldham

Tax Parcel No 06107017500

Property Address: 901 Maplewood Place
Nashville, TN 37216

MAIL TAX
BILLS TO: new owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $165,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 11th day of December, 2015.

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY