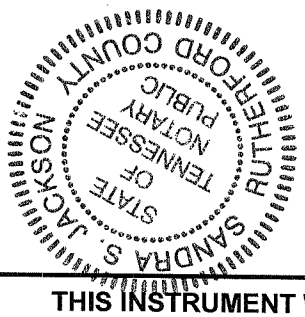
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,439.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: 08/17/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larrison & Larrison Holdings, LLC	Larrison & Larrison Holdings, LLC	142-15-0-A 048.00CO
(NAME)	(NAME)	
5442 Wakefield Drive	5442 Wakefield Drive	Davidson County DEEDWARR Recvd: 12/31/15 16:07 3 pgs Fees:18.00 Taxes:316.12 **20151231-0131762**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Justin L. Morgan and Natalie Ann Morgan**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Larrison & Larrison Holdings, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 48, on the plan of First Revision, Bellevue Manor Condominiums of record in Plat Book 5200, Page 231, as further established by the Master Deed of record in Book 5520, Page 203 as amended of record in Instrument No. 20081217-0120696, in the Registers Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Justin L. Morgan and Natalie Ann Morgan, husband and wife by Warranty Deed from Charles Luis Padron, unmarried, dated 11/24/2008, recorded 12/03/2008, of record in Instrument No. 20081203-0117290, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
Property Taxes for 2016 and subsequent years, a lien not yet due and payable. 2015 property taxes have been prorated between Grantor and Grantee.
All matters shown on the plat of record in Plat Book 5200, Page 231, in the Register's Office for Davidson County, Tennessee.
Master Deed and By-Laws of record in Book 5520, Page 203, as amended of record in Instrument No. 20081217-0120696, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 112 Bellevue Road, Condominium 48, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 hands this 23rd day of December, 2015.

Justin L. Morgan

Natalie Ann Morgan

State of Tennessee
County of Williamson

Personally appeared before me Justin L. Morgan and Natalie Ann Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of December, 2015.

Notary Public Chris Jackson
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

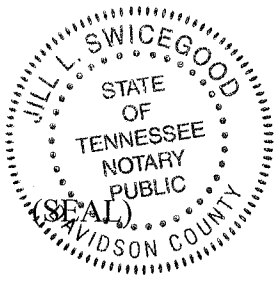
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018