WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160022954 DEEDWARR
Recvd: 03/21/16 14:29 2 pgs
Fees:13.00 Taxes:1110.00
20160321-0026685

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of March, 2016.

Notary Public

My commission expires: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kelly D. Larson	new owner	**Map 133-02-0 Parcel 393-00**
244 Antioch Pike		
Nashville, Tennessee 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mike Wissel, married, and Dallas Monday, ____married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelly D. Larson, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Part of Lot No. 7 on the plan of the subdivision of the real estate of Hincey Petway, deceased as of record in Minute Book 1, Page 442, Chancery Court at Nashville, being Lot No. 10 and the easterly one-half of Lot No. 11 on the unrecorded map of A.C. Roth's Subdivision, described as follow:

Beginning at a point on the northerly margin of Antioch Pike 590 feet east of the easterly margin of McComb Avenue, formerly Stewart Street; thence northwardly and parallel with the easterly margin of McComb Avenue 162 1/2 feet more or less, thence eastwardly 75 feet to a point in the corner of Lot Nos. 9 and 10; thence southwardly with the line between Lot Nos. 9 and 10, 163.9 feet, to the northerly margin of Antioch Pike; thence with the northerly margin of said pike westerwardly 75 feet to the point of beginning.

Included but excluded is part of the property conveyed to the Metropolitan Government, as of record in Book 4355, Page 384, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mike Wissel and Dallas Monday by Deed dated January 6, 2015 from Red Horse Devco, LLC, a Tennessee limited liability company, of record in Instrument No. 20150108-0002044, Register's Office for Davidson County, Tennessee.

The herein described property is not now nor ever has been the principal residence of the Grantor or the Grantors' spouse(s).

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Minute Book 1, Page 442, Chancery Court at Nashville, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Subject to a deed to Metropolitan Government of Nashville to Davidson County, Tennessee, of record in Book 4355, Page 384, Register's Office for Davidson County, Tennessee. (3) A temporary slope and construction easement to Metro as stated in the Deed. (4) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as **244 Antioch Pike, Nashville, Tennessee 37211**

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 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.

Witness my/our hand(s) this 18 day of **March, 2016.**

Mike Wissel

Dallas Monday

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mike Wissel and Dallas Monday,** the within named seller, 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 at Nashville, Tennessee, this 18 day of **March, 2016.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017