WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12TH DAY OF April, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC GREGORY HARDEMAN DAVIDSON COUNTY, TENN. My Commission Expires MAR 7, 2017

RETURN TO:
Premier Escrow, LLC
4301 Hillsboro Pike, Ste 300
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20160029953 DEEDWARR
Recvd: 04/13/16 10:56 3 pgs
Fees:18.00 Taxes:358.90
20160413-0035339

THIS INSTRUMENT WAS PREPARED BY
deman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alex Jordan Lampley and Earl Eugene Lampley	SAME	
(NAME)	(NAME)	168-98 and 168-99
7203 Kingston Road		
(ADDRESS)	(ADDRESS)	
Fairview, TN 37062		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROBIN RECHELLE LARKIN AND JOHN CHRISTOPHER LARKIN, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEX JORDAN LAMPLEY, MARRIED, AND EARL EUGENE LAMPLEY, MARRIED, AS TENANTS IN COMMON,** 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:

TRACT I: (Map 168 Parcel 98)

Being a Tract of land as shown on Property Map 168, Assessor's Office, and lying south of State Highway 100 in Metropolitan Nashville, Davidson County, Tennessee. Bounded in general by State Highway 100 on the north; Sharon K. Johnson and Emmett Wayne Clem on the east; Stephen R. Johnson on the south; Hinton C. Jones, Jr. on the west, more particularly described as follows:

Beginning at an iron pin set on the south right of way of State Highway 100 (33' from the center (located S10°15'50"E 7.78' from an existing iron pin, the northeast corner of Hinton C. Jones, Jr. (Ref. Deed Book 10039, Page 29 R.O.D.C.) thence leaving Jones and with the right of way of State highway 100, N65°33'06"E 41.12' to an existing iron pin, the northwest corner of Sharon K. Johnson (Ref. Instrument No. 20010501-43821 R.O.D.C.); thence leaving State Highway 100 and with Johnson's west lines S02°00'52"E 129.96' to an iron pin set; thence S20°10'21"W 165.00' to an existing box beam; thence with Johnson's south line N77°48'56"E 180.18' to an existing iron pin in the west fence line of Emmett Wayne Clem (Ref. Deed Book 6023, Page 245 R.O.D.C.); thence leaving Johnson and with Clem's west line S04°53'53"E 255.36' to a fence corner in the north lines of Stephen R. Johnson (Ref. Deed Book 4782, Page 749 R.O.D.C.); thence leaving Clem and with Johnson's north line following generally a fence S06°35'10"W 339.32' to an iron pin set in the fence; thence S72°09'16"W 84.66' to an existing iron pin at an iron stake, the southeast corner of the aforementioned Hinton C. Jones, Jr.; thence leaving Johnson and with Jones' east lines N20°10'21"E 661.90' to an existing iron pin; thence N10°15'50"W 118.65' to the point of beginning, containing 2.68 acres, more or less, and being the remainder of Kenneth Ursery and Dorothy Ursery property from Tennie Ursery as recorded in Deed Book 3135, Page 289, Register's Office, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Franklin, Tennessee 37062 and dated November 10, 2005.

Being the same property conveyed to John Christopher Larkin by Warranty Deed from Doris Ursery, dated January 9, 2006, of record in Instrument No. 20060110-0003388 and by Scrivener's Affidavit of record in Instrument No. 20160411-0034268, Register's Office for Davidson County, Tennessee.

BOX 10-A

TRACT II: (Map 168 Parcel 99)

Being a tract of land as shown on Property Map 168, Assessor's Office of Davidson County, Nashville, Tennessee, Bounded in general by State Highway 100 on the North; Emmett Wayne Clem on the East; Kenneth Ursery on the South and West, more particularly described as follows:

Beginning at an iron pin set on the South Margin (33 feet from the center) of State highway 100, the Northwest corner of Emmett Wayne Clem etal (ref. Deed Book 6023, Page 245, R.O.D.C.); thence leaving Highway 100 and with Clem's West line following generally an ancient fence South 08° 05 minutes 08 seconds East 287.48 feet to an iron pin set in a fence, a corner of Kenneth Ursery (ref. Deed Book 3135, Page 289 R.O.D.C.); thence leaving Clem and with Ursery's North and West lines South 77° 48 minutes 56 second West 180.18 feet to an existing box beam; thence North 20° 10 minutes 21 seconds East 165.00 feet to an iron pin set; thence North 02° 00 minutes 52 seconds West 129.96 feet to an iron pin set on the South margin of State Highway 100; thence leaving Ursery and with the South margin of State Highway 100 North 65° 33 minutes 06 seconds East 91.56 feet to the point of beginning according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7111-B Sweetgum Road Fairview, Tennessee 37062 dated November 30, 2000.

Being the same property conveyed to Robin Nicholson by deed from Federal Home Loan Mortgage Corporation, dated May 6, 2013, of record in Instrument No. 20130522-0051521, Register's Office for Davidson County, Tennessee. Robin Nicholson and John Christopher Larkin have since married. Robin Nicholson is now known as Robin Rechelle Larkin.

This conveyance is subject to 2016 Real Property taxes; and Easements of record in Book 11744, Page 759 and Book 11744, page 153, said Register's Office.

unimproved _
This is improved x property, known as 0 Highway 100 and 8829 Highway 100, 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand this 12th day of April, 2016

ROBIN RECHELLE LARKIN

JOHN CHRISTOPHER LARKIN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robin Rechelle Larkin and John Christopher Larkin, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12 day of April, 2016.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR 7, 2017

Notary Public