WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160030898 DEEDWARR
Recvd: 04/15/16 13:12 2 pgs
Fees:13.00 Taxes:1820.40
20160415-0036467

State of Tennessee
County of

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $492,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MELODY M. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
B. Branan White, II	Same As New Owner	Map 115-16
(NAME)	(NAME)	
241 Creekside Drive		Parcel 36.00
(ADDRESS)	(ADDRESS)	
Lewisburg, TN 37091		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Homes by Larsson, Inc., a Tennessee Corporation,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **B. Branan White, II, an unmarried man,** 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, being Lot No. 19 on the Plan of West Meade Farms, Inc. Section "B" of record in Book 1835, page 7, Register's Office for Davidson County, Tennessee, further described as follows:

Said Lot 19 fronts 165 feet on the southeasterly side of Robin Hill Road and runs back between lines 315.7 feet on the northeasterly line and 308 feet on the southwesterly line to a dead line in the rear which is a broken line and measures 191.7 feet thereon

Being the same property conveyed to Homes By Larsson, Inc., a Tennessee Corporation, by Warranty Deed from Sarah L. Engels, Trustee, filed for record on July 23, 2015 as Instrument No. 20150723-0072378, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions and easements; of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2016 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1835, page 7, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 6131 Robin Hill Road, Nashville, TN 37205
(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/our hands this 11th day of April, 2016.

Homes by Larsson, Inc.

By: _____
Burt L. Larsson, President

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Burt L. Larsson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **President of Homes By Larssons, Inc.**, (the "Company") the within named bargainor, a Tennessee corporation, and that as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as President.

WITNESS my hand and seal this 11th day of April, 2016.

_____
Notary Public

My Commission Expires: _____

File No.: 36599

