Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1131

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sidney Fleischer, a widower** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark Larimore, and Nancy S. Larimore, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Russwood Heights, as of record in Book 2133, Pages 12 and 13, Register's Office for said County, described as follows:

Beginning at a point on the easterly margin of Trimble Road at the northwest corner of Lot No. 35 on said plan; thence with the line between said lots Nos. 35 and 36, southeastwardly 218 feet to the common corner of lot Nos. 34 and 35; thence with the line between said lots Nos. 34 and 36, northeastwardly 166.4 feet to the northeast corner of said lot No. 34; thence north 0 degrees 05' east 74 feet to the southeast corner of lot No. 37 on said plan; thence with the line between said lots Nos. 36 and 37, westwardly 358.8 feet to the easterly margin of said road; thence with same, southwestwardly 112 feet to the beginning.

Being the same property conveyed to Sidney Fleischer and wife, Becca C. Fleischer by Warranty Deed from Donald G. Stuck and wife, Mary E. Stuck dated August 21, 1964 of record in Book 3804, Page 608, Register's Office, Davidson County, Tennessee. The said Becca C. Fleischer is now deceased.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3520 Trimble Road, Nashville TN, 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 26th day of April, 2016.

Sidney Fleischer 4-26-16
Sidney Fleischer

BILL GARRETT, Davidson County
Trans:T20160035376 DEEDWARR
Recvd: 04/29/16 09:33 2 pgs
Fees:13.00 Taxes:1850.00
20160429-0041929

State of Tennessee)
County of Davidson)

On this 26th day of April, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sidney Fleischer, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 500,000.00.

Affiant

Sworn and subscribed before me on this the 26th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: September 10, 2018

My Commission Expires:

VIRGINIA M. BOLES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Mark Larimore	Owner	131-05-0-030.00
P.O. Box 120024		
Nashville, TN 37212		