#32922

NEW OWNER:

Michael G. O'Keefe
627 Royal Oaks Place
Nashville, TN 37205

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0365

Map 130, Group 03-0, Parcel 057.00

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 05/02/16 16:06 4 pgs
Fees:23.00 Taxes:6826.50
20160502-0043041

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Eight Hundred Forty-Five Thousand and 00/100 Dollars** ($**1,845,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **MARK ANDREW LARIMORE AND NANCY SHERILYN FAIN LARIMORE, HUSBAND AND WIFE** ("Grantors"), have this day bargained and sold and by these presents do hereby transfer and convey unto **MICHAEL G. O'KEEFE AND CHANDRA T. O'KEEFE, HUSBAND AND WIFE** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Resubdivision of Royal Oaks, Section "A", and of record in Plat Book 1424, Page 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Mark Andrew Larimore and Nancy Sherilyn Fain Larimore, by Warranty Deed from Earl Burton Tally, Jr., a one-half (1/2) undivided interest as tenants in common, and O. Kay Tally, a one-half (1/2) undivided interest as tenants in common, dated February 27, 2015, and of record Instrument No. 20150309-0019868, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 627 Royal Oaks Place, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 29th day of **April, 2016.**

Mark Andrew Larimore
MARK ANDREW LARIMORE

By: Joel Thyons Attorney-in-Fact
JOEL T. LYONS, ATTORNEY-IN-FACT
PURSUANT TO POWER OF ATTORNEY OF RECORD IN
INSTRUMENT NO. 20160502-0043040
RODCT.

Nancy Sherilyn Fain Larimore
NANCY SHERILYN FAIN LARIMORE

By: Joel Thyons Attorney in Fact
JOEL T. LYONS, ATTORNEY-IN-FACT
PURSUANT TO POWER OF ATTORNEY OF RECORD IN
INSTRUMENT NO. 20160502-0043040
RODCT.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOEL T. LYONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, MARK ANDREW LARIMORE AND NANCY SHERILYN FAIN LARIMORE, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of **April, 2016.**

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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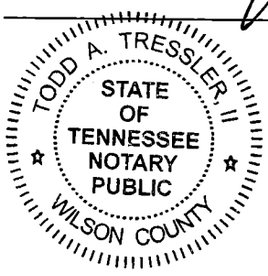
The actual consideration or value, whichever is greater, for this transfer is $ **1,845,000.00** .

AFFIANT

Sworn to and subscribed to before me this 29th day of **April, 2016.**

NOTARY PUBLIC

My commission expires: 5-30-17



True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

