WARRANTY DEED

ER16-4513

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF April, 2016.

Notary Public

MY COMMISSION EXPIRES: September 10, 2018

VIRGINIA M. BOLES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (AFFIX SEAL) MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Larimore	Mark Larimore	
4513 Harpeth Hills Drive (ADDRESS)	4513 Harpeth Hills Drive (NAME) (ADDRESS)	
Nashville, TN 37215-4005 (CITY) (STATE) (ZIP)	Nashville, TN 37215-4005 (CITY) (STATE) (ZIP)	130-11-0-078.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THE TRUSTEE OF THE MARDO E. TOEDTER REVOCABLE TRUST DATED OCTOBER 20, 2014, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK LARIMORE AND NANCY S.F. LARIMORE, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 6 of Block "H" on the Plan of Tyne Meade, Section 3 of record in Plat Book 1424, Page 12, 13 and 14, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 6 front 190 feet on the easterly side of Harpeth Hills Drive and runs back between parallel lines, 230 feet to a dead end.Being the same property conveyed to Mardo Elizabeth Toedter by Quitclaim deed from Dwight William Toedter, a married person, Individually of record in Book 10900, page 757, Register's Office for Davidson County, Tennessee, dated April 15, 1998 and recorded on April 27, 1998.

The said Mardo Elizabeth Toedter having since died, leaving a Last Will and Testament filed in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Case No. 15P-2064.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 1424, Page 12, 13 and 14; Register's Office for Williamson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4513 Harpeth Hills Drive, Nashville, Tennessee 37215-4005
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160036529 DEEDWARR
Recvd: 05/03/16 10:56 2 pgs
Fees:13.00 Taxes:1905.50
20160503-0043375

Witness my/our hand(s) this 28th day of April, 2016.

The Mardo E. Toedter Revocable Trust dated October 20, 2014

Dwight W. Toedter, Trustee

Dwight W. Toedter, Sole Heir

STATE OF Tennessee
COUNTY OF Davidson

On this 28th day of April, 2016, before me personally appeared Dwight W. Toedter, Trustee of the Mardo E. Toedter Revocable Trust dated October 20, 2014, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this 28th day of April, 2016.

Notary Public

My Commission Expires: 10-12-19

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959