WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160061925 DEEDWARR
Recvd: 07/19/16 10:35 2 pgs
Fees:13.00 Taxes:1480.00
20160719-0074101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF July, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) MY COMMISSION EXPIRES: September 10, 2018

VIRGINIA M. BOLES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Andrew Larimore and Nancy Sherilyn Fain Larimore	NEW OWNER	
(NAME)	(NAME)	
5671 Woodside Cr		11613003300/
(ADDRESS)	(ADDRESS)	
Montgomery, AL 36771		
(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, I, **LISA L. FRANCIS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK ANDREW LARIMORE AND NANCY SHERILYN FAIN LARIMORE, HUSBAND AND WIFE,** 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. 32 on the Map of West Meade Farms, Section 3, as of record in Book 1835, Page 4, Register's Office for said County.

Said Lot No. 32 fronts 159 feet on the Southerly side of Haverford Drive and runs back between lines, 165 feet on the Easterly line and 167.7 feet on the Westerly line to a dead line in the rear on which it measures 130 feet.

Being the same property conveyed to Lisa L. Francis, unmarried by Warranty Deed from James David Abernathy, Jr., as Executor of the Last Will and Testament of Erin C. Abernathy, recorded on the 7th day of August, 2008 in Instrument No. 20080807-0081423, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 1835, Page 4, said Register's Office; and restrictive covenants of record in Book 1851, Page 258, said Register's Office.

unimproved
This is improved x property, known as 115 Haverford Ave., 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 hand this 15th day of July, 2016

LISA L. FRANCIS

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 Lisa L. Francis, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of July, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019