WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170043770 DEEDWARR
Recvd: 05/23/17 12:41 2 pgs
Fees: 13.00 Taxes: 962.00
20170523-0051176

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elsie Larson	new owners	061-11-O-181.00
(NAME)	(NAME)	
1022 Curdwood Boulevard	412 Nesbitt Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Richard O. Lobdell and wife, Nichole A. Lobdell**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Elsie Larson and Jeremy Lee Larson, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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 the westerly part of Lot No. 4 and the easterly part of Lot No. 5 on the Plan of George Burrus' Subdivision of Lot No. 81 of the Maplewood Home Tract, as of record in Plan Book 421, page 178, Register's Office for Davidson County, Tennessee. Said parts of said lots described as follows: Beginning in the southerly margin of Maplewood Boulevard at a point 67 feet westerly from the northeast corner of said Lot No. 4, and running thence in a westerly direction along the southerly margin of said Maplewood Boulevard. 66 feet to a point; in the scutherly margin of Maplewood Boulevard, 67 feet and 4 inches easterly from the northwest corner of said Lot No. 5; thence in a southerly direction parallel with the westerly line of said Lot No. 5, a distance of 256 1/2 feet, more or less, to the northerly margin of McIver Street; thence in an easterly direction along the northerly margin of McIver Street, 66 feet, more or less, to a point in the northerly margin of McIver Sreet, 67 feet, more or less, westerly from the southeast corner of said Lot No. 4; thence in a northerly direction parallel with the easterly line of said Lot No. 4, a distance of 260 1/2 feet, more or lees, to the point of beginning, in the southerly margin of Maplewood Boulevard. (A portion of said Lot 5 has been sold or an easement granted to Nashville Electric Service.)

Included in the above description but excluded therefrom is the following property conveyed from Walter Oscar Sanders and wife, Clarice France Sanders to Electric Power Board of the City of Nashville, by deed of record in Book 2096, page 111, of record in the Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson county, Tennessee, being the southerly 90 feet of the Westerly part of Lot No. 4 and the southerly 90 feet of the easterly part of Lot No. 5 on the Map of George Burris Subdivision of Lot No. 81, Maplewood Home Tract, as of record in Book 421, page 178, Register's Office for Davidson County, Tennessee, described together as follows; Beginning at a point on the northerly margin of McIver Street, 66.9 feet westerly

from the southeast corner of Lot No. 4 on said Map; thence north 90 - 3/4 deg. east 90 feet; thence westwardly 65.9 feet, more or less, to the eastern boundary line of a part of Lot No. 5 conveyed to Aubrey L. Hunter and wife, by deed from Anna M. Roesch of record in Book 1308, page 381, Register's Office for Davidson County, Tennessee; thence with the eastern boundary line of said Hunter property southwardly 90 feet to the northerly margin of said McIver Street, 67.2 feet easterly from the southwest corner of said Lot No. 5; thence with the northerly margin of said street; eastwardly 65.9 feet to the beginning.

Being the same property conveyed to Richard O. Lobdell and wife, Nichole A. Lobdell, their heirs, successors and assigns by Quit Claim Deed dated 02/16/2007 from Nichole A. Lobdell f/k/a Nichole A. Huebner prior to my marriage to Richard O. Lobdell of record in Instrument 200703050026348; and being the same property conveyed to Nichole A. Huebner, her heirs and assigns by Cash Deed for Tennessee dated 08/11/2003 from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D.C of record in Instrument 200308180119386, Register's Office for Davidson County, Tennessee.

Subject to the following: All matters as set forth on Plat of record in Book 421, Page 178, said Register's Office. Easement of record in Book 2096, Page 111, said Register's Office. County of Davidson taxes for the year 2017 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1022 Curdwood Boulevard, Nashville, TN 37216

(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/or 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/or 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 our hands this 19th day of May, 2017.

Richard O. Lobdell

Nichole A. Lobdell

State of Tennessee
County of Wilson

Personally appeared before me Richard O. Lobdell and Nichole A. Lobdell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of May, 2017.

Notary Public

My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-37477
SMG TN Warranty Deed