THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203
File No. M176823

Bill Garrett Davidson County
Batch# 160 **DEEDWARR**
09/11/2017 01:30:57 PM 2 pgs
Fees: $13.00 Taxes: $573.50

20170911-0092904

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this the 8th day of September, 2017.

Notary Public

My Commission Expires: 1-8-19

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Heikki N. Larsen 3114 Richmond Hills Drive Nashville, TN 37207	First Community Mortgage, Inc. 262 Robert Rose Dr. Ste. 201 Murfreesboro, TN 37129	060-02-0-040.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Estate of Burnis Bryant, Jr.**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Heikki N. Larsen, single man**, 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:

Lot No. 24 on the Plan of Parkwood Estates, Section 1 of record in Book 2900 at Page 120 in the Register's Office of Davidson County, Tennessee; Lot No. 24 fronting 80.86 feet on the Northerly side of Richmond Hill Drive and running back 142 1/2 feet on the Westerly line and 140 feet on the Easterly line to a line in the rear, on which it measures 74.8 feet.

Being the same property conveyed by Cash Deed for Tennessee from Samuel J. Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D.C. to Burnis Bryant, Jr., as recorded on the 21st day of December, 1987 in Deed Book 7431, Page 149 and Probate Docket #16P1673, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **3114 Richmond Hills Drive, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to the GRANTEE who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and (6. other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of September, 2017.

X Earl E. Bryant

Earl E. Bryant, Executor of the Estate of
Burnis Bryant, Jr., Deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Earl E. Bryant, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Executor of the Estate of Burnis Bryant, Jr., the within named bargainor, an Estate, and that he as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Estate of Burnis Bryant, Jr., by the said Earl E. Bryant as its Executor.

WITNESS my hand and seal at office this 8th day of September, 2017.

Notary Public

My Commission expires: _____

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020