| | |
|---|---|
| Bill Garrett Davidson County<br>Batch# 31704 DEEDWARR<br>11/30/2017 10:56:22 AM 2 pgs<br>Fees: $13.00 Taxes: $1,813.00<br>20171130-0122194 | State of Tennessee<br>County of Wilson<br><br>The actual consideration or value, whichever is greater, for this transfer is **$490,000.00.**<br>Danielle Imbarratto<br>Affiant<br>Subscribed and sworn to before me, this the 14th day of November, 2017.<br><br>Notary Public<br>My commission expires: 10/6/21<br>(AFFIX SEAL) |

FRANK W. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY:**
**GREENVUE TITLE & ESCROW, LLC**
**2207 Crestmoor Road, Suite 101**
**Nashville, TN 37215**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Mark A. Larimore and Nancy S. Larimore** | **NEW OWNER** | **131-05-0-050.00** |
| 5671 Woodside Circle | | |
| Montgomery, AL 36117 | | |
| | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,
**CATHERINE MUNRO FENNER, UNMARRIED,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
**MARK A. LARIMORE AND NANCY S. LARIMORE, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSONCOUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 29-A, as shown on the map entitled the plan of Resubdivision of Lot 29, Russwood Heights, of record in Book 5800, page 249, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CATHERINE FENNER BENDER, by deed from LINZA T. KILLION AND WIFE, JULIE W. KILLION, of record in Book 7050, page 678, dated November 20, 1986, said Register's Office.
Being further conveyed to CATHERINE MUNRO FENNER, of record in Book 7375, page 463, dated October 2, 1987, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 3533 Trimble Road, Nashville, TN 37215.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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/our hand(s) this 14th day of November, 2017.

**CATHERINE MUNRO FENNER**

State of Tennessee )
County of Davidson )

On this 14th day of November, 2017, before me personally appeared, **CATHERINE MUNRO FENNER,** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 8.20.2019

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY