WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$398,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 31st DAY OF January, 2018

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randolph W. Drake, Jr. & Jamison E. Norwood	New Owner	102-08-013.00
(NAME)	(NAME)	
848 Russleo Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 55471 **DEEDWARR**
02/05/2018 02:54:23 PM 3 pgs
Fees: $18.00 Taxes: $1,474.45
20180205-0011652

THIS INDENTURE, made and entered into this 20th day of December, 2017, by and between **David Andrew Larson and Kristen Marie Larson, husband and wife**, party of the first part and **Randolph W. Drake, Jr. and Jamison E. Norwood, husband and wife,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot 13 on the Plan of Horton Heights, Section IV, of record in Plat Book 1835, Page 129, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David Andrew Larson, a single man and Kristen Marie Zutterman, a single woman, as joint tenants by Warranty Deed from Paul Vernich and Leigh Wilhite Vernich, F/K/A Leigh Ann Wilhite, husband and wife, dated July 14, 2016 and recorded September 01, 2016 of record in Instrument No. 20160901-0092204, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for:

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

For reference purposes, this property is also known as: 848 Russleo Drive, Nashville, TN 37209

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

DAVID ANDREW LARSON

KRISTEN MARIE LARSON

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named DAVID ANDREW LARSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of December, 2017.

Commission expires: 1-31-19

Notary Public

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named KRISTEN MARIE LARSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 20th day of December, 2017

Commission expires: 1-31-19

Notary Public

EXHIBIT B

All matters shown on the plat of record in Plat Book 1835, Page 129, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 5028, Page 135 in the Register's Office of Davidson County, Tennessee.

Kristen Marie Zutterman now known as Kristen Marie Larson