Bill Garrett Davidson County
Batch# 62732 DEEDWARR
02/27/2018 11:53:09 AM 2 pgs
Fees: $13.00 Taxes: $3,515.00
20180227-0018340

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

Subscribed ~~and sworn~~ to before me, this 15th day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-26-21
(AFFIX SEAL)

TODD A TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
AJ, LLC -3807 Brighton Rd. Nashville, TN 37205 Mark and Nancy Larimore 3805 Brighton Rd. Nashville TN 37205	Joel Lyons P.O. Box 120024- Nashville TN, 37212	104-13-0-137.00

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 consideration, the receipt of which is hereby acknowledged, we, James Timothy Crenshaw and wife, Linda Crenshaw, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto Mark Larimore and spouse, Nancy Larimore, and AJ, LLC, a Tennessee limited liability company, hereinafter called Grantees, their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Part of Lot No. 20, Block L, on the Plan of The Whitland Realty Company's Subdivision of record in Plat Book 332, Page 141, in the Register's Office for Davidson County, Tennessee, being the Easterly 81 feet of Lot No. .2, and the Westerly 69 feet of Lot No. 3, and described according to a blue print of Re-subdivision of said Lot No. 20 as follows:

Beginning on the Southerly margin of Brighton Road at a point 318 feet West of the center line of Cantrell Avenue, now closed, said point being 23 feet Westerly from the Northwest corner of the property conveyed to Murray B. Davis and wife, by deed from Lavillon Wharton and husband of record in Book 1040, page 109, said Registers Office, thence with the Southerly margin of said Brighton Road Westwardly 150 feet to the Northeast corner of the property conveyed Delia Richter Jamison by deed from John U. Wilson and wife, of record in Book 1315, page 679, said Register' s Office; thence with the Eastern boundary line of said Jamison's Property, Southwardly 220 feet, more or less, to the Northern boundary line of Lot No. 4 on said blueprint; thence with the Northern boundary line of Lot No. 4, Eastwardly 150 feet to a point 23 feet Westerly from the Western boundary line of said Davis' Property; thence Northwardly and parallel with said Davis' Property, 220 feet, more or less to the beginning.

Being the same property conveyed to James Timothy Crenshaw by Warranty deed from Jimmy Lee Crenshaw and wife, Juanita Rhodes Crenshaw of record in Book 7832, page 160, Register's Office for Davidson County, Tennessee; further conveyed to James Timothy Crenshaw and wife, Laura S. Crenshaw by Quitclaim deed from James Timothy Crenshaw of record in Instrument No. 20060519-0059217 Register's Office for Davidson County, Tennessee, and further conveyed to James Timothy Crenshaw by Quitlcaim deed from Laura S. Crenshaw of record in Instrument No. 20131219-0128236 Register's Office for Davidson County, Tennessee.

Linda Crenshaw joins in this conveyance for the sole purpose of conveying any interest she may have by virtue of her marriage to James Timothy Crenshaw.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is improved property known as 3807 Brighton Road, Nashville, Tennessee 37205

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/our hand(s) this 14 day of February, 2018.

James Timothy Crenshaw

Linda Crenshaw

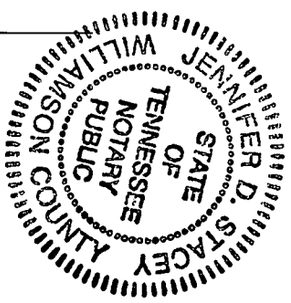
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared James Timothy Crenshaw and wife, Linda Crenshaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 14 day of February, 2018.

Notary Public



My Commission Expires:

10/3/21