Prepared by: AND RETURN TO:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 70161 DEEDWARR
03/16/2018 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,704.78
20180316-0025025

39-B
File #18-1052

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy M. Larson, unmarried and Ken Larson, unmarried, as joint tenants with right of survivorship**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John G. Lasater and Brittany Bishop Lasater, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 169 on the Final Plat of Riverwalk, Phase 2-D, of record in Instrument No. 20041020-0126324 as corrected in Instrument No. 20041109-0135316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Timothy M. Larson, unmarried and Ken Larson, unmarried, as joint tenants with right of survivorship, by deed from The Jones Company of Tennessee, L.L.C., dated June 28, 2005, of record in Instrument No. 20050705-0076739, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 932 Falling Water Court, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 15th day of March, 2018.

Timothy M. Larson

Ken Larson

State of Tennessee)
County of Davidson)

On this 15th day of March, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Timothy M. Larson and Ken Larson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 460,750.00.**

Affiant

Sworn and subscribed before me on this the 15th day of March, 2018.

Notary Public

My Commission Expires: 3/8/2021

Anne Marie Angel
State of Tennessee Notary Public
Davidson County

NEW OWNER:
John Lasater
932 Falling Water Court
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
Legacy Home Loans LLC
8119 Isabella Lane Ste 105
Brentwood TN 37027

TAX MAP-PARCEL #:
126-16-0A-482.00

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

