WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of March, 2018,

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Allan P. Larson and Leila Larson	Allan P. Larson and Leila Larson	117 11 0B 095.00
(NAME)	(NAME)	
1635 Highfield Ln	1635 Highfield Ln	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty Thousand And No/100 Dollars ($160,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Esther Emmett, f/k/a Esther Wright and Bradley Bowen Emmett, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Allan P. Larson and Leila Larson, husband and wife**, 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:

Unit No. F-15, Parcel No. 95, in a Horizontal Property Regime, which is located on the Revised Plat of the Villager East, of record in Book 5200, Page 235, Register's Office for said County, to which reference is here made.

Being the same property conveyed to Esther Wright, unmarried by Warranty Deed from Joe Pat Kerr, unmarried dated April 15, 1998 and recorded April 16, 1998 in Book 10889, Page 207, in said Register's Office for Davidson County, Tennessee.

Bradley Bowen Emmett joins in this conveyance for the purpose of conveying all right, Title, and interest he may have in and to the above described property as spouse of Esther Emmett.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-181530SSO

Bill Garrett Davidson County
Batch# 71302 DEEDWARR
03/20/2018 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20180320-0026113

unimproved ☐

This is improved ☒ property, known as 3600 Hillsboro Pike, Unit F-15, 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 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, has 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 our hands this 16th day of March, 2018.

Esther Emmett f/k/a Esther Wright

Esther Emmett f/k/a Esther Wright

Bradley Bowen Emmett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Emmett f/k/a Esther Wright and Bradley Bowen Emmett

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Esther ~~Bennett~~, a married woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of March, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-181530SSO

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)

