WARRANTY DEED

MAGNOLIA ESCROW

Bill Garrett Davidson County
Batch# 79560 DEEDWARR
04/11/2018 09:54:41 AM 2 pgs
Fees: $13.00 Taxes: $1,960.95

20180411-0034016

land Street
, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,987.00

Amy Quaterle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF April, 2018.

Notary Public

MY COMMISSION EXPIRES: 8.7.19
(AFFIX SEAL)

REGINA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Towsley	New Owner	
(NAME)	(NAME)	
5605 A Pennsylvania Avenue	P.O. Box 3910	091-06-0- 450.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Big Bear Lake CA 92315	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARK LARIMORE, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT TOWSLEY,** 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: and Louise Towley, husband + wife

Land in Davidson County, Tennessee, being Lot 1510, BLOCK 37, PLAN 2, WEST NASHVILLE, as shown on plat of record in Plat Book 57, Page 172, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quitclaim Deed from Mark Larimore to Mark Larimore, as recorded on the 2nd day of December, 2016 in Instrument No. 20161202-0126679; part of Warranty Deed from Toney Ford, married to Mark Larimore, as recorded on the 2nd day of December, 2016 in Instrument No. 20161202-0126678 and part of Warranty Deed from Sean Michael Dugan, unmarried to Toney Ford, married, as recorded on the 26th day of January, 2011 in Instrument No. 20110126-0007210, in the Register's Office of Davidson County, Tennessee.

This was never the principal place of residence for the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5605 A Pennsylvania Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 29 day of March, 2018

MARK LARIMORE

STATE OF Alabama
COUNTY OF Montgomery

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

Witness my hand and official this 29 day of March, 2018.

Commission expires: 1/24/20

Notary Public