RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Karen Y Johnson Davidson County
Batch# 137944 **DEEDWARR**
09/07/2018 12:39:01 PM 2 pgs
Fees: $13.00 Taxes: $841.75

20180907-0088824

Name and Address of New Owner:
Mark Larimore
1519 East Ann St.
Montgomery, AL 36107

Send Tax Bills To:
Mark Larimore
1519 East Ann St.
Montgomery, AL 36107

This Instrument Prepared By:
Steven P. Disser, Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 091-09-0-200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sharon R. Johnson, and Sheila Tidwell, married to each other**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mark Larimore, married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee described as follows to wit:

Being Lot No. 7 or Block "C" on the Map of Crolywood Subdivision, Section II, as of record in Book 1130, page 100, 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 by Warranty Deed from Benjamin F. Finchum and wife, Retha S. Finchum to Charles M. Johnson and wife, Dorothy L. Johnson, as recorded on the 29th day of August, 1968 in Deed Book 4264, Page 638, in the Register's Office of Davidson County, Tennessee. Charles M. Johnson died on September 13, 1995 , leaving Dorothy L. Johnson as sole surviving tenant by the entirety. Dorothy L. Johnson died on January 24, 2015. Sharon Johnson, Thomas E. Johnson and Charles Johnson, Jr. being the devisees under the Will of Dorothy L. Johnson, probated under Docket No. 15P-1891, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and by Last Will and Testament of Dorothy L. Johnson in Instrument No. 20151203-0121864, said Register's Office; Order Admitting Will to Probate and Establishing Title to Certain Real Estate in Instrument No. 20151203-0121865, said Register's Office.

Being the same property conveyed to Sharon R. Johnson and Sheila Tidwell, married to each other, by Quitclaim Deed dated September 27, 2016 from Sharon R. Johnson and Thomas E. Johnson and Charles Johnson, Jr., as tenants in common, recorded October 10, 2016, in Instrument Number 201610100106722, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE MAP OF CROLYWOOD SUBDIVISION, SECTION II, OF RECORD IN BOOK 1130, PAGE 100, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

This is improved property known as 6364 Alamo Place, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of September, 2018.

_____(SEAL)
Sharon R. Johnson

_____(SEAL)
Sheila Tidwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of September, 2018, before me personally appeared Sharon R. Johnson and Sheila Tidwell, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 6th day of September, 2018.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SANDY BALENT

_____
Notary Signature
My commission expires: 11-5-19

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $227,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
6th day of September, 2018.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SANDY BALENT

_____
Notary Public
My commission expires: 11-5-19
File No. 2018-11