NEW OWNER:
Simmons Bank, Co-Trustee of the Kelly
Elizabeth Larsen Irrevocable Trust
2911 Turtle Creek Blvd, Suite 850
Dallas, TX 75219

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-728

MAP & PARCEL
131-10-0-057

Space for Recorder's Stamp

Karen Y Johnson Davidson County
Batch# 176052 **DEEDWARR**
12/19/2018 01:12:02 PM 3 pgs
Fees: $18.00 Taxes: $6,845.00



20181219-0123380

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE MILLION EIGHT HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($1,850,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **EDRM LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **SIMMONS BANK, Co-TRUSTEE OF THE KELLY ELIZABETH LARSEN IRREVOCABLE TRUST** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Section II, First Addition, Seven Hills of record in Plat Book 2663, Page 51, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 98 fronts 153 feet on the West side of Villa Green Drive and runs back between parallel lines 285 feet to a dead line.

Being the same property conveyed to ERDM, LLC, a Tennessee Limited Liability Company by Warranty deed from Sherry L. Spain of record in Instrument No. 20170915-0094534 Register's Office for Davidson County, Tennessee, dated September 14, 2017 and recorded on September 15, 2017.

Being also known as 4613 Villa Green Drive Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 14th day of **December, 2018.**

EDRM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: RYAN MILLER
Its: MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **RYAN MILLER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **HE** is **A MEMBER** of **EDRM LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 14th day of **DECEMBER, 2018.**

NOTARY PUBLIC

My commission expires: 5-24-21

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

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The actual consideration or value, whichever is greater, for this transfer is $ **1,850,000.00**.

AFFIANT

Sworn to and subscribed to before me this 14th day of **December, 2018**.

NOTARY PUBLIC

My commission expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON