Karen Johnson Davidson County
Batch# 190863 DEEDWARR
02/01/2019 10:50:23 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20190201-0009775

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2793

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of January, 2019

Notary Public

Commission Expires:

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bo Albert Larssen 4013 Scotwood Drive Nashville, TN 37211	Cardinal Financial Company 3701 Arco Corporate Drive, Suite 200 Charlotte, NC 28273	133-12-0-232.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Emmy Hendrick, Successor Trustee of The 4013 Scotwood Dr Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bo Albert Larssen

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:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Section Three, Greenwood Hills of record in Plat Book 5050, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emmy Hendrix, (erroneously mispelled, correct spelling should have been Emmy Hendrick) Successor Trustee of The 4013 Scotwood Dr Trust from Richard E. Marthel, unmarried by Warranty Deed recorded on January 4, 2019 in Instrument Number 20190104-0001098, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard E. Marthel, unmarried by Warranty Deed from Robert M. Lamento and Betty J. McCallister, both unmarried of record in Instrument No. 200007310075409, Register's Office for Davidson County, Tennessee, dated July 27, 2000 and recorded on July 31, 2000.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **4013 Scotwood Drive, Nashville, TN 37211**.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of January, 2019.

The 4013 Scotwood Dr Trust

Emmy Hendrick, Successor Trustee

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Emmy Hendrick, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Successor Trustee of The 4013 Scotwood Dr Trust the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 29th day of January, 2019.

LAUREN LAMBERTH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Seal

Notary Public
My Commission Expires: 03-23-21