BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 214239 **DEEDWARR**
04/05/2019 08:47:27 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20190405-0030934

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Mark Andrew Larimore and Haley Durham Larimore	New Owner	
(NAME) 1519 East Ann St.	(NAME)	PART OF 91-6-218
(ADDRESS) Montgomery, AL 36107	(ADDRESS)	
(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, **ADELFO GRIJALVA AND ANGELINA GRIJALVA RUIZ, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK ANDREW LARIMORE, MARRIED AND HALEY DURHAM LARIMORE, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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. 1508 on the Plan of West Nashville, Plan No. 2, Block 37, of record in Book 57, page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being part of the same property conveyed to Adelfo Grijalva and Angelina Grijalva Ruiz by Warranty Deed from Kenneth L. Oakes dated March 25, 2002 of record in Instrument No. 20020404-0041453, said Register's Office.

Being part of the same property conveyed to Adelfo Grijalva and Angelina Grijalva Ruiz by Quitclaim Deed from Adelfo Grijalva and Angelina Grijalva Ruiz of record in Instrument No. 20190405-0030931 **, said Register's Office.**

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 5603 B Pennsylvania Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 30
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, 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 4th day of April, 2019

Adelfo Grijalva

ADELFO GRIJALVA

Angelina G. Ruiz

ANGELINA GRIJALVA RUIZ

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 4th day of April, 2019.

Commission expires:

Notary Public