THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $380,000.00

Affiant

Subscribed and sworn to before me, this 19th day of April, 2019.

Notary Public
My Commission Expires: October 7, 2019

OLIVIA WAGGONER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT. 7, 2019

Karen Johnson Davidson County
Batch# 222170 DEEDWARR
04/26/2019 09:06:59 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20190426-0038406

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Kelly M. Larsen 1000 Bate Ave Nashville, TN 37204	New Owner	Tax Parcel ID No. 105-09-0-236.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEREMY F. MCCOY AND DARCI LYNN MCCOY FKA DARCI LYNN STEBBINS, HUSBAND AND WIFE** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **KELLY M. LARSEN,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being east part of Lot No. 16, as shown on the map entitled the Map of Criddle's Subdivision of Lawrence Lands, of record in Book 57, page 84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JEREMY F. MCCOY AND DARCI LYNN STEBBINS, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from MORGAN L. KRIM, UNMARRIED, of record in Instrument No. 20080616-0062004, dated June 11, 2008, said Register's Office. Being further conveyed to JEREMY F. MCCOY AND DARCI LYNN MCCOY FKA DARCI LYNN STEBBINS, HUSBAND AND WIFE, by quitclaim deed from JEREMY F. MCCOY AND DARCI LYNN STEBBINS, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, of record in Instrument No. 20100219-0013051, dated January 29, 2010, said Register's Office.

This is improved property commonly known as: **1000 Bate Ave, Nashville, TN 37204**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 19th day of April, 2019.

JEREMY F. MCCOY

DARCI LYNN MCCOY F/K/A DARCI LYNN STEBBINS

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEREMY F. MCCOY AND DARCI LYNN MCCOY F/K/A DARCI LYNN STEBBINS**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of April, 2019

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____