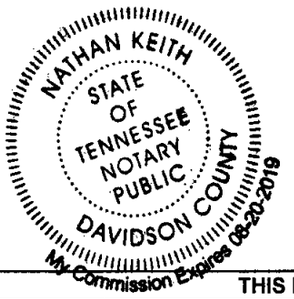
WARRANTY DEED



Y-KRM-19-115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 223691 **DEEDWARR**
04/30/2019 09:30:25 AM 2 pgs
Fees: $13.00 Taxes: $1,250.60

20190430-0039701

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Robert W. Larson	**US Bank**	
(NAME)	(NAME)	**083-03-0A-001.00-CO**
115 Rosebank Ave	**4801 Frederica Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Owensboro, KY 42301**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DISNEY BOLIN NKA DISNEY PETIT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT W. LARSON, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A, The 111 Rosebank Avenue Townhomes, as established under Declaration and Master Deed of record in Instrument No. 20080206-0012479, corrected by Scrivener's Affidavit recorded in Instrument No. 20080213-0014519, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Disney Bolin, unmarried by Warranty deed from Paula Amanda Johns and husband, Rory William Vaden of record in Instrument No. 20161024-0111979 Register's Office for Davidson County, Tennessee, dated October 17, 2016 and recorded on October 24, 2016. (Value of consideration shown in aforementioned deed $299,000.00.) Being also known as 115 Rosebank Ave Nashville, Tennessee 37206.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 141, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20071113-0133006, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20080206-0012479, corrected by Scrivener' s Affidavit of record in Instrument No. 20080213-0014519 , Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **115 Rosebank Ave, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 26 DAY OF APRIL, 2019.

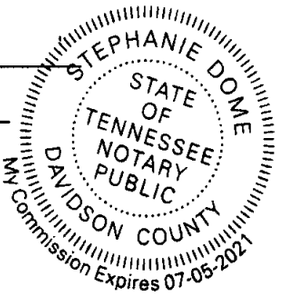
Disney Petit by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DISNEY PETIT, and who acknowledged he/she/they executed the same as the free act and deed of the said DISNEY PETIT.

Witness my hand and official seal, this the 26th of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212