STATE OF Tennessee }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th DAY OF June, 2019.

NOTARY PUBLIC

My Commission expires: 12-19-20

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 19050052

Address of New Owner
Olivia Mason
4013 Scotwood Drive
Nashville, TN 37211

Send Tax Bills To:
Same

Tax Information:
133-12-0-232.00

Karen Johnson Davidson County
Batch# 242407 DEEDWARR
06/12/2019 10:21:58 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20190612-0056342

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Bo Albert Larssen,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Olivia Mason, a single woman,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, 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, 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 Bo Albert Larssen by Warranty Deed from Emmy Hendrick, Successor Trustee of The 4013 Scotwood Dr Trust, dated 01/29/2019 and recorded on 02/01/2019 in Instrument No. 20190201-0009775, Register's Office for Davidson County, Tennessee.

**The above property was never used as marital residence of Grantor.

This is property generally located:
4013 Scotwood Drive, Nashville, TN 37211

SUBJECT TO THE FOLLOWING:

1. 2019 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 5050, Page 10, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 5086, Page 766, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Bo Albert Larssen** has/have caused this instrument to be executed, this the 7 day of June, 2019.

Bo Larssen

Bo Albert Larssen

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Bo Albert Larssen,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 7 day of June, 2019.

My commission Expires: 8.27.22

NOTARY PUBLIC

