398

WARRANTY DEED

Karen Johnson Davidson County
Batch# 248510 DEEDWARR
06/25/2019 03:49:31 PM 2 pgs
Fees: $13.00 Taxes: $2,146.00

20190625-0061631

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF June, 2019

Notary Public

MY COMMISSION EXPIRES: 5/4/22

(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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
Adam C. Ting and Emily G. Ting	Wells Fargo Bank	
(NAME)	(NAME)	
5605 B Pennsylvania Ave.	101 N. Phillips Ave	091-06-451.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Sioux Falls SD 57104	
(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, **MARK LARIMORE, MARRIED AND HALEY DURHAM LARIMORE, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM C. TING AND EMILY G. TING, HUSBAND AND WIFE,** 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:

Certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1512 of Block 37, Plan Two, West Nashville, of record in Book 57, Page 172 Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed by Quitclaim Deed from Mark Larimore to Mark Larimore, a married individual and Haley Durham Larimore, an unmarried individual, as tenants in common with right of survivorship as recorded on the 8th day of December, 2017 in Instrument No. 20171208-0125485; part of Quitclaim Deed from Mark Larimore to Mark Larimore as recorded on the 2nd day of December, 2016 in Instrument No. 20161202-0126679 and part of Warranty Deed from Toney Ford, married to Mark Larimore as recorded on the 2nd day of December, 2016 in Instrument No. 20161202-0126678, in the Register's Office of Davidson County, Tennessee.

This was never the marital residence for Mark Larimore.

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 5605 B Pennsylvania Ave., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 24 day of June, 2019

Mark Larimore, BY: Haley Larimore, Attorney in Fact

MARK LARIMORE, BY: HALEY LARIMORE, ATTORNEY IN FACT

Haley Durham Larimore

HALEY DURHAM LARIMORE

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 Haley Durham Larimore, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of June, 2019.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE Nnotary DAVIDSON COUNTY

Notary Public

My Commission Expires Nov 5, 2019

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24 day of June, 2019, before me personally appeared Haley Larimore, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mark Larimore and acknowledged that she executed the same as the free act and deed of Mark Larimore.

Witness my hand and official seal this 24 day of June, 2019.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY DAVIDSON COUNTY

Notary Public

My Commission Expires Nov 5, 2019