BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 325044 DEEDWARR
12/05/2019 08:53:24 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20191205-0125425

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF December 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May. 2, 2022

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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 Larimore	New Owner	
(NAME)	(NAME)	
1519 East Ann St.		091 09 0 156.00
(ADDRESS)	(ADDRESS)	
Montgomery, AL		
(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, I, **DONITA D. HULAN, TRUSTEE OF THE DANIEL FAMILY TRUST U/A/D NOVEMBER 30, 2016**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK LARIMORE, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 3 on the Plan of W.P. Evans' Residential Subdivision of Part of the B.F. Cockrill Farm as shown as an unnumbered tract on T. M. Nall's Subdivision of Lots 18, 19, 20, of record in Book 421, Page 63, Register's Office for Davidson County, described according to a survey made by E. R. Southgate, Surveyor, January 14, 1946, as follows:

Beginning on the Westerly margin of Nall Avenue at a stake 112 feet South of the Southwest corner of said Avenue and Deal Avenue, being the corner of Lots 2 and 3; thence with the line between said two lots, Westwardly 170 feet to a stake; thence Southwardly 73 feet 3 inches to a stake; thence Eastwardly 170 feet, more or less, to a stake in the Westerly margin of Nall Avenue; thence with the Westerly margin of said Avenue, Northwardly 60 feet to the beginning.

Being the same property conveyed to Clarence C. Kelley and wife, Jo Ann Kelley, by Warranty Deed from Clifton Kelley and wife, Edith G. Kelley, of record in Book 4541, Page 868, in the Register's Office of Davidson County, Tennessee, dated September 29, 1971 and recorded on October 04, 1971. Clarence C. Kelley died on August 9, 1980, leaving Jo Ann Kelley as sole surviving Tenant by the Entirety.

Being the same property conveyed to Donita D. Hulan, Trustee, of the Daniel Family Trust dtd 11/30/2016, by Quitclaim Deed from Jo Ann Kelley, of record in Instrument No. 20161202-0126650 in the Register's Office of Davidson County, Tennessee, dated December 02, 2016 and recorded on December 02, 2016.

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 555 Stevenson St., 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 3 day of December, 2019

DANIEL FAMILY TRUST U/A/D NOVEMBER 30, 2016

BY: _____

DONITA D. HULAN, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Donita D. Hulan with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Daniel Family Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 3rd day of December, 2019.

_____
Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023