Karen Johnson Davidson County
Batch# 404124 DEEDWARR
05/21/2020 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20200521-0052824

WARRANTY DEED

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF May, 2020.

Notary Public

MY COMMISSION EXPIRES: OCT 2 0 2020
(AFFIX SEAL)

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
Scott Michael Patterson and Ryan Marie Patterson	New Owners	
(NAME) 5603 A Pennsylvania Ave.	(NAME)	091 06 0 218.00
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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, TRUSTEE OF LARIMORE & LYONS CASH BALANCE PLAN TWO**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT MICHAEL PATTERSON AND RYAN MARIE PATTERSON,** 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:

Land in Davidson County, Tennessee, being Lot No. 1506 on the Plan of PLAN NO 2 OF WEST NASHVILLE, Block 37, of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being part of the same property conveyed to Adelfo Grijalva and Angelina Grijalva Ruiz, by Warranty Deed from Kenneth L. Oakes, of record in the Instrument No. 20020404-0041453, in the Register's Office of Davidson County, Tennessee, dated March 25, 2002 and recorded on April 4, 2002.

Being part of the same property conveyed to Adelfo Grijalva and Angelina Grijalva Ruiz, by Quitclaim Deed from Adelfo Grijalva and Angelina Grijalva Ruiz, of record in the Instrument No. 20190405-0030931, in the Register's Office of Davidson County, Tennessee, dated April 4, 2019 and recorded on April 5, 2019.

Being part of the same property conveyed to Ram Enterprises, Inc., Retirement Savings Plan FBO Mark A. Larimore, by Warranty Deed from Adelfo Grijalva and Angelina Grijalva Ruiz, husband and wife, of record in the Instrument No. 20190405-0030932, in the Register's Office of Davidson County, Tennessee, dated April 4, 2019 and recorded on April 5, 2019.

Being part of the same property conveyed to Ram Enterprises, Inc., Retirement Savings Plan FBO Mark A. Larimore, by Warranty Deed from Adelfo Grijalva and Angelina Grijalva Ruiz, husband and wife, of record in the Instrument No. 20190405-0030932, in the Register's Office of Davidson County, Tennessee, dated April 4, 2019 and recorded on April 5, 2019.

Being the same property conveyed to Mark Larimore, Trustee of Larimore & Lyons Cash Balance Plan Two by Warranty Deed from Mark Larimore and Sherri Larimore, Trustees of Ram Enterprises, Inc., Retirement Savings Plan FBO Mark A. Larimore, by Quitclaimd Deed of record in the Instrument No. _202005210052823____, in the Register's Office of Davidson County, Tennessee.

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 5603 A 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 13 day of May, 2020

LARIMORE & LYONS, LLC CASH BALANCE PLAN TWO

BY: Mark A. Lar

MARK LARIMORE, TRUSTEE

STATE OF ~~TENNESSEE~~ Alabama

COUNTY OF ~~DAVIDSON~~ Montgomery

Personally appeared before me, the undersigned notary public, Mark Larimore with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of LARIMORE & LYONS, LLC CASH BALANCE PLAN TWO, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 13 day of May, 2020.

Commission expires:

Rachel Farquhar
Notary Public

1/24/24

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

