BOX 10-A ①

WARRANTY DEED

Karen Johnson Davidson County
Batch# 492819 DEEDWARR
10/09/2020 09:12:50 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20201009-0117502

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF October 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONNA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires August 30, 2021

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
George Phillip Lauderback, II and Tina Lynn Lauderback	New Owner	
(NAME)	(NAME)	
2491 Taylor Rd.		091 09 0 155.00
(ADDRESS)	(ADDRESS)	
Eagleville, TN 37060		
(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, LLC CASH BALANCE PLAN TWO**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE PHILLIP LAUDERBACK, II AND TINA LYNN LAUDERBACK, 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:

Beginning at a stake on the Westerly margin of Nall Avenue, 52 feet South of the Southwest corner of Deal Avenue and Nall Avenue; begin the Southeast corner of the property conveyed to Clay Irvin and wife, by deed from W.B. Evans and wife, of record in Book 1368, Page 105, said Register's Office; thence with Irvin's Southerly line and the line between Lot Nos. 1 and 2, Westerly 170 feet to a stake; thence Southwardly 60 feet to a stake at the corner of Lots 2 and 3; thence with the lien between said two lots, Eastwardly 170 feet to a stake in the Westerly margin of Nall Avenue; thence with said Avenue, Northwardly 60 feet to the point of beginning.

Being the same property conveyed to Mark Larimore, Trustee of Larimore & Lyons, LLC Cash Balance Plan Two, by Warranty Deed from Donita D. Hulan, Trustee of the Daniel Family Trust U/A/D November 30, 2016, of record in Instrument No. 20191205-0125444, in the Register's Office of Davidson County, Tennessee, dated December 03, 2019 and recorded on December 05, 2019.

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 557 Stevenson St., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

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 6th day of October, 2020

LARIMORE & LYONS, LLC CASH BALANCE PLAN TWO

BY: _____

MARK LARIMORE, TRUSTEE

STATE OF Alabama
COUNTY OF 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 6 day of Oct, 2020.

Commission expires:

RACHEL FARQUHAR NOTARY PUBLIC ALABAMA STATE AT LARGE

Rachel Farquhar
Notary Public