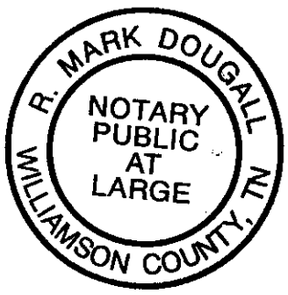
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Imelda G. Yago-Koppes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: 9.16.07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/10/04 10:31 2 pgs
Fees:13.00 Taxes:980.50
20040810-0096386

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Imelda G. Yago-Koppes	Imelda G. Yago-Koppes	Map: 171-12
(NAME) 5572 Saddlewood Lane	(NAME)	Group: A
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	Parcel: 26.00
(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, Michael Kent Horst and Wife, Debora Rae Horst , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Imelda G. Yago-Koppes, unmarried , 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:

Being Lot No. 26 on the Plan of Section One, Addition to Brelan Park at Saddlewood, as of record in Book 7900, Page 788, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael Kent Horst and Wife, Debra Rae Horst by Warranty Deed dated August 31, 1995 from Phillips Builders, Inc. of record in Book 9784, Page 672, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 7900, Page 788, Register's Office of said County.

Restrictive Covenants of record in Book 8891, Page 850, Book 8891, Page 869, Book 9462, Page 398 and Book 9480, Page 387, Register's Office of said County.

Application for Greenbelt Assessment as shown of record in Book 8886, Page 793 and Book 8886, Page 794, Register's Office for said County.

Codes Administration Agreement as shown of record in Book 6012, Page 981, Register's Office for said County.

Easement as shown of record in Book 7883, Page 311, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5572 Saddlewood Lane, Brentwood, TN 37027

(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/our hand(s) this 30th day of July, 2004.

Michael K. Horst by Debora Rae Horst, his attorney in fact
Michael Kent Horst

Debora Rae Horst
Debora Rae Horst

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Debora Rae Horst the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7/30/2004

My Commission Expires: 9-16-07

Notary Public

R. MARK DOUGALL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Williamson

On this the 30th day of July, 2004, before me personally appeared Debora Rae Horst, 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 Michael Kent Horst, and who acknowledged that she executed the same as the free act and deed of the said Michael Kent Horst by virtue of that Power of Attorney, duly executed by the said Michael Kent Horst and appearing of record in Instrument No. 20040810-0096385 of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 30th day of July, 2004.

My Commission Expires: 9-16-07

Notary Public

R. MARK DOUGALL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

File Number2407430
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027