WARRANTY DEED

Return to:
Buyers Title & Escrow, LLC
5210 Maryland Way
Suite 201
Brentwood, TN 37027

DARRIS BILLINGSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2005.

Darris Billingsley
Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chante Young	Chante Young	150-11-86
(NAME) 3164 Towne Village Road	(NAME) 3164 Towne Village Road	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Antioch, TN 37013	
(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, Maria Horton, F.K.A. Maria L. Cobbs, and husband, Carlton L. Horton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chante Young, married, 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. 151 on the Plan of Towne Village of the Country, Section Two, of record in Plat Book 5200, Page 176, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Maria L. Cobbs and husband Carlton L. Horton, by deed of record in Book 11015, Page 511, Register's Office for Davidson County, Tennessee. Maria L. Cobbs and Maria Horton being one and the same.

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

This instrument is executed on behalf of Carlton L. Horton by Maria Horton as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20050906-0106742, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3164 Towne Village Road, Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 09/06/05 14:35 2 pgs
Fees:13.00 Taxes:438.45

20050906-0106743

AUG. 31. 2005 4:55PM ADVANTAGE TITLE 615-777-2015 NO. 4085 P. 1

Witness our hands this 31st day of August, 2005.

Maria Horton

Carlton L. Horton by Maria Horton att in Fact

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 Maria Horton 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 purpose therein contained.

On this the 31st day of August, 2005, before me personally appeared Maria Horton, the person who executed the foregoing instrument on behalf of Carlton L. Horton and who acknowledged that he executed the same as the free act and deed of the said Maria Horton, through Power of Attorney granted him by the said Maria Horton.

Witness my hand and official seal at Nashville, Tennessee this 31st day of August, 2005.

Commission expires: ~~May 28, 2006~~ 5/30/07

Notary Public

KRISTINA HEDGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2007