(1)

File No. 250801787

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/07/05 10:38 2 pgs
Fees:13.00 Taxes:426.98
20050907-0107299

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-22-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D Horton	JPMorgan Chase Bank	Map 095-05-O
(NAME)	(NAME)	
2120 Lebanon Pike, Unit 63	P.O. Box 572405	Parcel 145.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Murray, UTAH 84157	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Barbara J. Boersma, single**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John D. Horton, a married man**, 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:

J.D.H

Land in Davidson County, Tennessee, being all of Unit No. 63, Phase 3, as shown on the Exhibit to the Declaration of Covenants, Conditions and Restrictions Establishing The Easthaven Townhomes, a Planned Unit Development, of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357, and in Instrument No. 20040419-0043570 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being part of the same property conveyed to RJ York Homes, LLC by Warranty Deed dated August 13, 2004 of record in Instrument No. 20040819-0100146, and being all of the same property further conveyed to Barbara J. Boersma, single by Warranty Deed dated December 20, 2004 of record in Instrument No. 20041228-0153174, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument No. 200108060083543, Instrument No. 20020709-0082357, and in Instrument No. 20040419-0043570; Charter for Homeowners' Association of record in Instrument No. 20010806-0083542, and in Instrument No. 20020709-0082356; Ingress/Egress Easement of record in Instrument No. 20031007-0147962; Easement for Sanitary Sewer and/or Storm Drainage, Water Mains & Appurtenances of record in Instrument No. 20040319-0031672; Transmission Line Easement of record in Book 1163, Page 638, and in Book 1207, Page 513; all matters shown on the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357 and in Instrument No. 20040419-0043570; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 2120 Lebanon Pike, Unit 63, Nashville, TN 37210
(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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I amlawfully 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 1st day of September, 2005.

Barbara J. Boersma

Barbara J. Boersma

State of Oregon County of Multnomah

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Barbara J. Boersma, 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 purposes therein contained.

Witness my hand and official seal this 1st day of September 2005.

Althea S. Williams

Notary Public
My Commission Expires: March 3, 2007

(seal)

OFFICIAL SEAL
ALTHEA S. WILLIAMS
NOTARY PUBLIC-OREGON
COMMISSION NO. 366181
MY COMMISSION EXPIRES MARCH 3, 2007

File Number: 250801787

RETURN TO:
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076