WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/07/05 14:14 2 pgs
Fees:13.00 Taxes:643.80
20051207-0147393

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Shane Abernathy**
Address **821 Beech Bend Drive**
City/State/Zip **Nashville, TN 37221**

SEND TAX BILLS TO:
Name NEW OWNER
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Chad Hornick and Sarah Hornick, Husband and Wife ("Grantor") have this day bargained and sold, and do hereby transfer and convey unto **Shane Abernathy, unmarried, ("Grantee")** its successors and assigns, all their right, title and interest in and to property located in **DAVIDSON** County, State of **TENNESSEE**, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 675 on the Plan of Harpeth Woods, Section Three, of record in Plat Book 5200, page 270, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being all of the same property conveyed to Sarah Hornick and husband, Chad R. Hornick by Warranty Deed from Neal H. Dugger and wife, Kelly H. Dugger, of record in Instrument Number 20010625-0066968, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 142, Group 14, Parcel 161

This is improved property known as: 821 Beech Bend Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **7th** day of **November, 2005.**

Chad Hornick

Sarah Hornick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said County and State, **Chad Hornick and Sarah Hornick** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **7th** day of **November, 2005.**

Commission expires _____

Notary Public

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2006

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is **$174,000.00**

Affiant Rachel Neal

Subscribed and sworn to before me, this the 7th day of November,2005.

My commission expires: 11-13-07 Shelby V. Street
Notary Public - Register

