FILE BOX 45

File No. 251200482

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 1/24/09

(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

David W. Kious, Attorney
Southern Title Services
613 Potomac Place, Suite 201
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 12/27/05 13:16 2 pgs
Fees:13.00 Taxes:499.50

20051227-0153950

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnathan Horton	1st Trust Bank for Savings	087-01-0A-090.00
(NAME)	(NAME)	
3033 Glenboro Drive	383 Johnny Cash Pkwy Hendersonville, TN 37075	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, **Ralf J. Maier, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Johnathan Horton, and Wife, Summer Horton**, 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 all of Lot No. 132, on the Plan of Section Two, Chesney Glen, as shown by plat appearing of record in Plat Book 9700, Page 434, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Ralf J. Maier, an unmarried person by Warranty Deed dated April 24, 1998 of record in Book 10902, Page 197, Register's Office for Davidson County, Tennessee.

Subject property is not now nor has it ever been the marital residence of the Grantor.

Restrictive Covenants of record in Book 10278, Page 279, Book 10528, Page 73, Book 10449, Page 215, Book 10449, Page 217 and in Book 10640, Page 944; Charter for Homeowners' Association of record in Book 10290, Page 256; Storm Water Detention Agreement of record in Book 10357, Page 915; All matters on the Boundary Plat of record in Book 9700, Page 215; Warranty Deed to Homeowners' Association for common areas of record in Book 11577, Page 623; all matters shown on plat of record in Plat Book 9700, Page 434; 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 3033 Glenboro Drive, Hermitage, TN 37076
(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 I do covenant with the said GRANTEES that I am 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 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 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 22nd day of December, 2005.

Ralf J. Maier

STATE OF TENNESSEE

COUNTY OF DAVIDSON

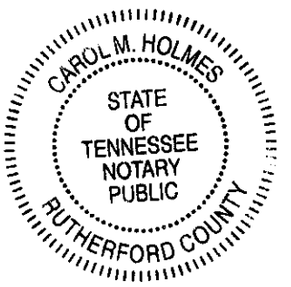
Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ralf J. Maier the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 22nd day of December, 2005.

Commission expires: 6/22/08

Carol M. Holmes

Notary Public



File Number: [redacted]0482

RETURN TO:

Southern Title Services
613 Potomac Place, Suite 201
Smyrna, TN 37167