# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,900.00

Allen Horton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2006.

Eileen Strange
Notary Public

MY COMMISSION EXPIRES: November 6, 2006.
(AFFIX SEAL)

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 06, 2006

**THIS INSTRUMENT WAS PREPARED BY**
Forefront Title, LLC, 786 Nissan Drive, Smyrna, TN 37167

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Allen Horton | Allen Horton | 171.12-0-A-040.00CO |
| (NAME) | (NAME) | |
| 720 Palmetto Ct. | 720 Palmetto Ct. | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | Brentwood, TN 37027 | |
| (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, W. R. Cordell and Amy N. Cordell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen Horton and wife, Velicia 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:

**SEE ATTACHED EXHIBIT A**

unimproved ☐

This is improved ☒ property, known as 720 Palmetto Ct., 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 our hands this 23rd day of June, 2006.

Davidson County DEEDWARR
Recvd: 06/27/06 13:24 2 pgs
Fees:13.00 Taxes:1191.03
20060627-0076774

W. R. Cordell

Amy N. Cordell

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named W. R. Cordell ~~and Amy N. Cordell~~, the bargainor(s), with whom I am personally acquainted or proved to me on the basic of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 23rd day of June, 2006.

My Commission expires: November 6, 2006

EILEEN STRANGE NOTARY PUBLIC AT LARGE CANNON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 06, 2006

Eileen Strange
Eileen Strange Notary Public

For acknowledgment for Amy N. Cordell, see Exhibit "A"

## EXHIBIT A

Land in Davidson County, State of Tennessee, and being all of Lot No. 39 on the Plan of Section Two Addition to Brelan Park at Saddlewood, of record in Book 7900, page 963, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete and accurate legal description thereof.

CHAIN OF TITLE: Being the same property conveyed to W. R. Cordell and Amy N. Cordell by Warranty deed from Phillips Builders, Inc., dated 2/29/96 and recorded 3/5/96 in Book 9968 and Page 505, Register's Office for Davidson County, Tennessee.

SUBJECT to restrictive covenants of record in Deed Book 8891, pages 850 and 869; Book 9462, page 398, and Book 9480, page 387; Easement in Book 6012, page 981 and Book 7883, page 311; and all matters of record and as shown in Plat Book 7900, page 788, all of the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE )
:ss
COUNTY OF RUTHERFORD )

On this 3rd day of August, 2005, before me personally appeared W. R. Cordell to me known (or provided to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Amy N. Cordell and acknowledged that he executed the same as the free act and deed of Amy N. Cordell by virtue of an instrument of record in Record Book ____, page _____, of the Register's Office of Bedford County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL, at office, this the 23rd day of June, 2006.

My commission expires: 11-6-06

Eileen Strange
Notary Public

EILEEN STRANGE
NOTARY PUBLIC AT LARGE
CANNON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 06, 2006

*20060627-0076773