STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~September 30, 2009.~~ 03.22.2008

(AFFIX SEAL)

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BOX 13
13045

Davidson County DEEDWARR
Recvd: 04/23/07 14:06 2 pgs
Fees:13.00 Taxes:1147.00

20070423-0048066

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Mark Parker	MT Bank	105-14-0
2203 Lindell Avenue	12725 Morris Road Ste 190	GROUP
Nashville, Tennsesee 37204	Alpharetta GA 30004	PARCEL 150.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Three Hundred Ten Thousand Dollars and Zero Cents ($310,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Alden Horton, III, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Mark A. Parker, married, 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.

BEING the northerly 5.0 feet of Lot No. 27 and the southerly 40.0 feet of Lot No. 28 of Block 18 on the Plan of Yarbrough's Subdivision of Woodland as of record in Book 161, page 87, Register's Office for Davidson County, Tennessee.

SAID parts of Lots Nos. 27 and 28 front together 45.0 feet on the westerly side of Lindell, formerly Wilson Avenue, and run back between parallel lines 167.5 feet to an alley.

BEING the same property conveyed to Alden Horton, III, by deed dated November 18, 2004, from Katherine A. Jones and Robert D. Jones, both unmarried, of record as Instrument No. 20041119-0139260 in the Register's Office for Davidson County, Tennessee.

Juli G. Horton, spouse of Alden Horton, III, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and easements contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 2203 Lindell Avenue, Nashville, Tennessee 37204

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 Grantee 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 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 hand this 16th day of March, 2007.

Juli G. Horton

Alden Horton, III

STATE OF TENNESSEE)

COUNTY OF ~~DAVIDSON)~~ Sumner

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Alden Horton, III _____, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of March, 2007.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Juli G. Horton, the bargainor, 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 16th day of March, 2007.

Notary Public

My Commission Expires: March 23, 2009

G. J. GOAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.