File No. 280600264

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/08 12:37 2 pgs
Fees:13.00 Taxes:451.03

20080718-0073847

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/29/09

(AFFIX SEAL)

JUDY REED STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristopher J. Horton	USAA FEDERAL SAVINGS BANK, FIRST MORTGAGE CLOSING,	108-16-0-374.80
(NAME)	(NAME)	
211 Woodmaker Court	1550 American Blvd East	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Bloomington, MN 55425	
(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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Christopher A. Sudbury, and wife, Tara R. Sudbury hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Kristopher J. Horton and Renee L. Horton, husband and wife, hereinafter called the grantee(s), Their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 112-B, Percy Priest Woods, Section 4, Lots 111-113, 124-126, Zone Lot Division, as of record in Plat Book 6250, Page 356-357, amended in Book 6900, Page 64, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christopher A. Sudbury, unmarried by Deed dated June 19, 1998 from Christy Sullivan and husband, Billy R. Sullivan of record in Deed Book 10988, page 826, Register's Office for said County.

Subject to all matters as set forth per Plat Book 6250, Pages 356-359; revised in 6900, Page 64, Register's Office of said County.

Restrictive Covenants of record in Deed Book 5984, Page 865; Book 6020, Page 270; book 6097, Page 11, Register's Office of said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute

Christopher A. Sudbury executes this instrument as Attorney in Fact on behalf of Tara R. Sudbury pursuant to a Specific Power of Attorney of record in Instrument No 20080718-0073846, Register's Office for said County.

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 211 Woodmaker Court, Nashville, TN 37214

(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(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 26th day of June, 2008.

Christopher A. Sudbury

Tara R. Sudbury by Christopher A. Sudbury Attorney in Fact

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Christopher A. Sudbury, Married the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of June, 2008.

Commission expires: 11/22/09

JUDY REED STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

STATE OF TN
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Christopher A. Sudbury, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is, pursuant to Power of Attorney of record in Instrument NO. 20080718-0073846 Registers Office for Davidson County, the **Attorney-in-Fact** of Tara R. Sudbury (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 26TH day of June, 2008.

My Commission Expires:. 11/22/09

JUDY REED STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

, Notary Public.

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RETURN TO:
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13018 Lebanon Road, Suite 100
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