WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of June, 2009.

Notary Public

MY COMMISSION EXPIRES: 3-30-10
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Atomic Closing and Escrow Services, LLC, P.O. Box 60888, Nashville, TN 37

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tanja R. Nicholson	Elite Home Loans, LLC	061 02 0 034.00
(NAME)	(NAME)	
700 Marswen Drive	109 Westpark Drive, #310	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	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, Mark A. Horner and wife, Lee Anne Horner, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tanja R. Nicholson, unmarried 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 Lot No. 274, on the Plan of Section 7, Gra-Mar Acres, as shown on plat of record in Plat Book 2331, Page 80, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Mark A. Horner and Lee Anne Horner, husband and wife by Warranty Deed dated 08/24/2004 from the Estate of Mary Frances Shoffner of record in Instrument Number 20040827-0104061, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20090045839 DEEDWARR
Recvd: 07/08/09 10:43 2 pgs
Fees:13.00 Taxes:480.63
20090708-0063774

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 700 Marswen Drive, Nashville, TN 37216
(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 26th day of June, 2009.

Mark A. Horner by Robert Young, attorney in fact
Mark A. Horner by Robert Young, Attorney in Fact

Lee Anne Horner by Robert Young, attorney in fact
Lee Anne Horner by Robert Young, Attorney in Fact

TATE OF Tennessee
COUNTY OF Davidson

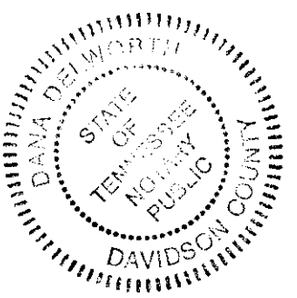
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Young, Attorney in Fact for Mark A. Horner and Lee Anne Horner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument on behalf of Mark A. Horner and Lee Anne Horner by Robert Young for the purposes therein contained pursuant to Power of Attorney executed by Mark A. Horner and Lee Anne Horner.

Witness my hand and official seal this 26th day of June, 2009.

Dana DeWorth

Notary Public

Commission Expires: 01/07/2013



~~RETURN TO:~~

Atomic Closing and Escrow Services, LLC
P.O. Box 60888, Nashville, TN 37206

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067