WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/11 14:13 2 pgs
Fees:13.00 Taxes:296.00
20111019-0081464

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$80,000.00.**

Affiant

Subscribed and sworn to before me this 14th day of October, 2011.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Dwain B. Myers	SAME	032-15-0-014.00
1125 Green Acres Drive		
Joelton, TN 37080	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Buford Dwight Horn, Jr.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Dwain B. Myers and Linda F. Myers**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 11th Metropolitan Councilmanic District (formerly the 10th Civil District) of Nashville, Davidson County, Tennessee.

Being Lot No.121, laying at the northerly end of Cecil Court between Lots Nos. 120 and 129, of Dalemere Subdivision, Section 6, as of record in Book 3700, page 22, RODC, more specifically described as follows: Beginning at an iron pin in the extreme northwesterly end of Cecil Court, being the common corner of Lots Nos. 121 and 129; thence with the common boundary of Lot 129, North 42 degrees 39' West 250.53 feet to an iron pin; thence North 20 degrees 24' East 16.60 feet to an iron pin in the Rebecca Dale Dunn property line; thence with said property line South 87 degrees East 362.94 feet to an iron pin; thence South 37 degrees 10' West 222.63 feet to the northeasterly margin of Cecil Court; thence with said margin of said Court westerly around the end curve 69.65 feet to the point of beginning.

Being the same property conveyed to B. Dwight Horn and wife, M. Eunice Horn, by deed from Oliver H. Dale and wife, Claudine M. Dale, on August 9, 1965, of record in Book 3923, page 412, Register's Office for Davidson County, Tennessee. The said M. Eunice Horn died leaving property to B. Dwight Horn by right of survivorship. The said B. Dwight Horn having died intestate on December 8, 2008, leaving as his sole heir-at-law, Buford Dwight Horn, Jr. Affidavit of Heirship of record in Instrument Number 20100802-0060412, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 3700, page 22, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3931, page 652; and Book 3922, page 683, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4105 Cecil Court, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 14, 2011.

Buford Dwight Horn Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Buford Dwight Horn, Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 14, 2011

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY