WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110077171 DEEDWARR
Recvd: 12/06/11 16:03 2 pgs
Fees:13.00 Taxes:591.63
20111206-0095301

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2011.

Notary Public

MY COMMISSION EXPIRES: ~~April 23, 2013~~ 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry Pile	Henry Pile	
(NAME)	(NAME)	
1920 Rosebank Ave.	1920 Rosebank Ave.	07309020700
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20111364

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Cleda B. Horan, unmarried,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Henry Pile, married,** hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 26 on the Plan of Henderson Gardens, Section 1, of record in Book 2900, page 75, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Ernest E. Horan and wife, Cleda B. Horan by Warranty Deed from Riverwood Homes, Inc., dated July 26, 1960 and filed of record in Book 3102, Page 53, Register's Office for Davidson County, Tennessee. The said Ernest E. Horan is now deceased, leaving the said Cleda B. Horan the surviving tenant by the entirety and sole owner of said land.

unimproved ☐

This is improved ☒ property, known as 1920 Rosebank Ave., 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 GRANTEE, his/her 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/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of November, 2011.

Cleda B. Horan

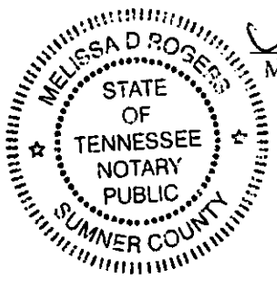
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Cleda B. Horan, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Cleda B. Horan, unmarried executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2011.

Commission expires: April 23, 2013



Melissa D. Rogers Notary Public