This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 061-16-0-001.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Les B. Enoch, III
4276 Gourley Road
Pegram, TN 37143

SEND TAX BILLS TO:
SAME

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **JASON HORNSBY, UNMARRIED** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **LES B. ENOCH, III AND MARY ENOCH, HUSBAND AND WIFE,** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Being the West 52.2 feet of Lot No. 17 on the Plan of Kennedy and Graves Monte Vista Subdivision of record in Book 421, Page 143, of the Register's Office of Davidson County, Tennessee, reference to which is hereby made for more complete and accurate legal description.

BEING the same property conveyed to Jason Hornsby, unmarried, by Warranty Deed from Crystal D. Ballard, an unmarried person, recorded 05/11/2007 in Instrument Number 20070511-0056613, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:
2012 Real Property Taxes are a lien not yet due and payable; Subject to all matters shown on the Plan of record in Plat Book 421, page 143, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 1205 McAlpine Avenue, Nashville, TN, 37216.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that he is lawfully seized and possessed of said parcel of real estate, and that he has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2012 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

BILL GARRETT, Davidson County
Trans:T20120042027 DEEDWARR
Recvd: 06/07/12 09:39 2 pgs
Fees:13.00 Taxes:115.63
20120607-0049702

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 5th day of June, 2012.

X Jason Hornsby
Jason Hornsby

STATE OF TENNESSEE COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jason Hornsby, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 5th day of June, 2012.

NOTARY PUBLIC

My Commission Expires: 8/20/2013

MELODY R. WILSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $31,250.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X
AFFIANT

Sworn to and subscribed before me this 5th day of June, 2012.

NOTARY PUBLIC

My Commission Expires: 8/20/2013

MELODY R. WILSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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