WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/17/2014 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120044977 DEEDWARR
Recvd: 06/19/12 07:39 2 pgs
Fees:13.00 Taxes:259.00
20120619-0053412

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC
1800 S. Rutherford Blvd., Suite 104
Murfreesboro, TN 37130
from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. Humble	First Community Mortgage, Inc.	82-7-182.00
(NAME)	(NAME)	
321 Hancock St.	275 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Murfreesboro, TN 37129	
(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, I, **Ewanda R. Horton, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Humble, a single person**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 321 Hancock St., Nashville, TN 37207

(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 my hand this 22nd day of May, 2012.

Ewanda Horton

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Ewanda R. Horton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and will.

Witness my hand and official seal at Murfreesboro, Tennessee this 22nd day of May, 2012.

Commission expires: 5/17/2014

Notary Public

EXHIBIT A

Exhibit "A"

Being Lot No. 42 on the Plan of East Nashville Real Estate Company's Property, as of record in Book 57, Page 11, Register's Office for Davidson County, Tennessee, and being the easterly 25 feet of North Third Street, formerly McFerrin Street, adjacent to said Lot No. 42 above, now closed by City Ordinance No. 62278, of record in Minute Book 15, Page 40, Office of the Metropolitan Government of Nashville and Davidson County, and described together as follows:

Beginning at a point on the northerly margin of Hancock Street, being the common front corner of Lots 42 and 43 on said plan; thence with the line between said lots, in a northerly direction, 176 feet to the southerly margin of an alley; thence along the southery margin of said alley, westerly 85 feet to a point in the middle of North Third Street, now closed, said point being 25 feet west of the northwest corner of Lot No. 42 on said plan; thence with the middle of said street, now closed, and parallel to and 25 feet west of the line of Lot No. 42, southerly 176 feet to a point in the northerly margin of Hancock Street; thence with the northerly margin of Hancock Street, easterly 85 feet to the point of beginning.

This being the same property conveyed to Ewanda R. Horton by Quit Claim Deed from Ronald Horton, dated January 8, 2003, filed of record on January 13, 2003, in Instrument No. 20030113-0005080, in the aforesaid Register's Office.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Book 57, Page 11, in the aforesaid Register's Office; and the 2012 County Taxes.