WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120053874 DEEDWARR
Recvd: 07/23/12 11:49 2 pgs
Fees:13.00 Taxes:727.05
20120723-0064437

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$196,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2014

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danica Van Horn	**Same AS New Owner**	
(NAME) **932 Dalebrook Lane**	(NAME)	**Map 83-8Parcel 246.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(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, **JENNIFER STURGEON, a single person** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANICA VAN HORN,** 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. 14 on the Plan of Rosebank Meadows, Phase One, as shown on Plat of record in Plat Book 9700, page 531, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jennifer Sturgeon, unmarried, by Quitclaim Deed from Nicole Mize, unmarried filed for record April 2, 2007 in Instrument No. 20070402-0039062, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Jennifer Sturgeon, unmarried and Nicole Mize, unmarried by Warranty Deed, of record in Instrument No. 20060712-0083480, said Register's Office.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2012 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 9700, page 531, said Register's Office; (c) Restrictive covenants contained in Book 10775, page 805 and Instrument No. 20011126-0128275, said Register's Office; and (d) By-Laws, of record in Instrument No. 20011126-0128275, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **932 Dalebrook Lane, Nashville, TN 37206**

(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 17th day of July, 2012.

Jennifer Sturgeon
Deborah G. Owen, AIF

Jennifer Sturgeon
By: Deborah G. Owen, Attorney in Fact

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this **17th day of July, 2012**, before me personally appeared, **Deborah G. Owen**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Jennifer Sturgeon** and acknowledged that she executed the same as the free act and deed on behalf of **Jennifer Sturgeon.**

Witness my hand and official seal at Nashville, Tennessee this 17th day of July, 2012.

Commission expires:

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2014

Notary Public