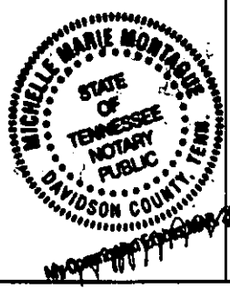
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120067259 DEEDWARR
Recvd: 09/07/12 11:16 2 pgs
Fees:13.00 Taxes:344.10
20120907-0081244



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 7127 Crossroads Blvd., Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jean Roseman	Jean Roseman	105-11-221.00
(NAME)	(NAME)	
2163 Byrum Ave.	2163 Byrum Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(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, John E. Horn and wife, and Mary F. Horn, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jean Roseman, 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. 26 on the Map of E.T. Dumont's property as of record in Book 547, Page 127, Register's Office for Davidson County, Tennessee

Said Lot No. 26 fronts 50 feet on the Westerly side of Byrum Street and runs back between parallel lines, along the Northerly margin of Dorothy Avenue, 150 feet to an alley.

Being the same property conveyed to John E. Horn and wife, Mary F. Horn by Quitclaim Deed from Dan R. Alexander, Executor of the Estate of Mary Frances Allen, recorded on the 5th day of February, 2009 in Instrument No. 20090205-0010087, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to James G. Allen and wife, Mary Francis D. Allen by Warranty Deed on September 10, 1952 of record in Book 2094, Page 145 Register's Office of Davidson County, Tennessee. James D. Allen died on September 19, 2006 and Mary Frances Allen, also known as Frances D. Allen, died on September 2, 2008. The estate of Mary Frances Allen was probated in the Seventh Circuit Court of Davidson County, Tennessee under docket number 08P-1460 and the inheritance is documented in an Affidavit of Heirship of record in the Register of Deeds Office for Davidson County, Tennessee under document number 20090205-0010086.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee (s) herein.

unimproved ☐

This is improved ☑ property, known as 2163 Byrum Ave., Nashville, TN 37203
(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 our hands this 31st day of August, 2012.

John E. Horn
John E. Horn

Mary F. Horn
Mary F. Horn

STATE OF ~~TENNESSEE~~ OHIO

COUNTY OF ~~WILLIAMSON~~ LUCAS

On this 31st day of August, 2012, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John E. Horn and Mary F. Horn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11/16/14

Notary Public,

