BILL GARRETT, Davidson County
Trans:T20120067583 DEEDWARR
Recvd: 09/10/12 10:02 2 pgs
Fees:13.00 Taxes:255.30
20120910-0081653

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

File No.: AV-12-6969

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian N. Roland and Mark A. Roland	NEW OWNER	172-12-D-592.00 CO
(NAME)	(NAME)	
6969 Sunnywood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **MICHAEL J. HORNE AND WIFE, JENNIFER L. HORNE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **BRIAN N. ROLAND AND MARK A. ROLAND, AS TENANTS IN COMMON**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 322-C, a Special Use parcel, on the Plan of Lenox Village, Phase Five, of record in Instrument Number 20050120-0007427 as revised and shown as Exhibit "B" of Instrument Numbers 20070103-0001283, 20070103-0001284, 20070830-0104305 and 20070830-0104306, as corrected in Instrument Number 20070924-0113720, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael J. Horne and wife, Jennifer L. Horne by Warranty Deed from Judy Weyand, as to a one-half undivided interest and Deborah M. Conover, as to a one-half undivided interest, as tenants in common, dated June 7, 2011, of record in Instrument Number 20110616-0046224, in the Register's Office of Davidson County, Tennessee. Reference is also made to the Deed of Correction of record in Instrument 20120730-0066800, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6969 Sunnywood Drive, Nashville, TN 37211
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 6th day of September, 2012.

Michael J. Horne

Jennifer L. Horne

STATE OF Pennsylvania
COUNTY OF York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael J. Horne and Jennifer L. Horne, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6TH day of September, 2012.

Notary Public
My Commission Expires: 9/23/14

NOTARIAL SEAL
JOANNE M SCHUMACHER
Notary Public
Fairview Township, York County
My Commission Expires Sept. 23 2014

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171