BILL GARRETT, Davidson County
Trans:T20120095337 DEEDWARR
Recvd: 12/13/12 09:35 2 pgs
Fees:13.00 Taxes:588.30
20121213-0114778

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2012090020

STATE OF TENNESSEE
COUNTY OF Williamson

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Jul. 20, 2015

The actual consideration or value, whichever is greater, is $159,000.00

Sworn to and subscribed before me this 12th day of December, 2012.

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Brent O. Horst and Traci A. Horst 713 Vantrease Road Madison, TN 37115	New Owners	051-03-11.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Donald Reid Mahaffey, unmarried** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brent O. Horst and wife, Traci A. Horst,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee. being Lot No. 9 on the Plan of Blair Heights, Section One of record in Book 2133, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Donald Reid Mahaffey by deed from Patricia F. Hilton, unmarried of record in Instrument 200909030082914, Register's Office for Davidson County, Tennessee, dated August 27, 2009.

This is improved property known as **713 Vantrease Road, Madison, TN 37115.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by _x___Grantor ____ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this12th day of December, 2012.

Donald Reid Mahaffey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Donald Reid Mahaffey, the within named bargainor(s), 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 for the purposes therein contained.

Witness my hand, at office, this 28th day of December, 2012.

Notary Public

My Commission Expires:

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Jul. 20, 2015