Davidson County DEEDWARR
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20130215-0015795

Recording Requested By & Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd 3055117
Aliquippa, PA 15001

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Virginia and Robert Horton	Virginia and Robert Horton	Map/Parcel:
1217 Cheyenne Court	1217 Cheyenne Court	053 09 0 035.00
Madison, Tennessee 37115	Madison, Tennessee 37115	

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND NO/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Virginia E. Horton, a married woman** has this day bargained and sold, and does hereby transfer and convey unto the said **Virginia E. Horton and Robert Lee Horton, wife and husband**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

BEING LOT NO. 160, SEQUOIA VALLEY, SECTION 3, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 4460, PAGE 83, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being the same property conveyed to Virginia E. Horton by Deed from David L. Hutson and Karen I. Hutson of record in Book 20040903, Page 0106751, said Register's Office.

The express purpose of this conveyance is to Add Spouse to Title.

This is unimproved ( ) property known as 1217 Cheyenne Court, Madison, Tennessee 37115
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 hand this 15th day of October, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Virginia E. Horton

Virginia E. Horton

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, Jana Drury, a Notary Public in and for said County and State, **Virginia E. Horton** the within named bargainor, individual(s), 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 within instrument for the purposes therein contained.

Given under my hand and official seal of office at Madison, TN this 15th day of October, A.D., 2012

NOTARY STAMP: JANA D. DRURY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Jana Drury

NOTARY PUBLIC

Notary Commission Expires: MY COMMISSION EXPIRES MARCH 1, 2016

AFFIDAVIT OF VALUE

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $1.00.

Subscribed and sworn to before me this the 15th day of October, 2012.

(Affix Seal)

Virginia E. Horton

Affiant

Jana Drury

Notary Public

My Commission Expires: MY COMMISSION EXPIRES MARCH 1, 2016

JANA D. DRURY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Exhibit "A"
Legal Description

All that certain parcel of land situate in the County of Davidson, State of Tennesse being known and designated as follows:

BEING Lot No. 160, Sequoia Valley, Section 3, as shown by plat of record in Plat Book 4460, Page 83,
of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a
more complete and accurate description of said lot.

Being the same property as conveyed from David L. Hutson and Karen I. Hutson to Virginia E. Horton, as described in Book 20040903 Page0106751, Dated 08/31/2004, Recorded 09/03/2004 in DAVIDSON County Records.

Tax/Parcel ID: 053 09 0 035.00

True Copy Certification

I, Kara Crees, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-27-2014
Notary' Seal (if on Paper)