WARRANTY DEED

When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684

File No. R13:1434

R-RM-13-5104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Harlan Horn (NAME)	Entrust Financial Credit Union (NAME)	
5104 Traceway Drive (ADDRESS)	10800 Main Street (ADDRESS)	**155-16-0A-203.00**
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **JASON C. NEWMAN AND JENNIFER R. NEWMAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN HARLAN HORN AND ANGELA C. MAXWELL-HORN, HUSBAND AND WIFE,** 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 LOT NO. 305 ON THE PLAN OF TRACESIDE, SECTION SEVEN OF RECORD IN PLAT BOOK 9700, PAGE 423, IN THE 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 JASON C. NEWMAN AND JENNIFER R. NEWMAN, HUSBAND AND WIFE BY DEED FROM SHERRIE R. TUCKER AND HUSBAND, JEFFERY S. TUCKER OF RECORD AT INSTRUMENT NO. 20100510-0035765, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 30, 2010 AND RECORDED ON MAY 10, 2010.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 9700, PAGE 423; BOOK 9236, PAGE 504 AND AMENDED IN BOOK 9435, PAGE 493 AND BOOK 9677, PAGE 675; BOOK 9668, PAGE 899 SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

This is
( ) unimproved
(X) improved
property known as **5104 Traceway Drive Nashville, Tennessee 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20130062678 DEEDWARR
Recvd: 07/23/13 12:59 2 pgs
Fees:13.00 Taxes:1165.50
20130723-0076136

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 19th day of July, 2013.

Jason C. Newman

Jennifer R. Newman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason C. Newman and Jennifer R. Newman, the within named bargainor, 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.

Witness my hand and official seal, this the 19th day of July, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

