

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130096285 DEEDWARR
Recvd: 11/12/13 13:25 3 pgs
Fees: 18.00 Taxes: 666.00


20131112-0116809

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER QR

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

Subscribed and sworn to before me, this 6TH DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 4/23/2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery Scott Thomas, a married man	Ark-La-Tex Financial Services, LLC dba Benchmark Home Loans	02300007700
	(NAME)	
5287 Lickton Pike	5160 Tennyson Parkway, Ste. 2000W	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Robin A. Horton-Loringer, Hallie C. Horton Windt and Amanda Cummings Horton, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeffery Scott Thomas, a married man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 10TH, FORMERLY THE 22ND, CIVIL DISTRICT OF DAVIDSON COUNTY, LOCATED ABOUT 10 MILES NORTH OF THE CITY OF NASHVILLE, ON THE WATERS OF WHITES CREEK, BEING PART OF LOT NO 5 ON THE PLAN OF PARTITION OF THE LANDS OF JOHN CUMMINGS, DECEASED, DESCRIBED ACCORDING TO A SURVEY MADE BY T. R. SANFORD, SURVEYOR, JULY 28, 1986;*AS FOLLOWS: *1956
BEGINNING IN THE CENTER OF LICKTON PIKE IN THE ORIGINAL NORTHERLY LINE OF THE 64-ACRE TRACT KNOWN AS LOT NO. 5 ON THE PLAN OF THE PARTITION OF THE JOHN CUMMINGS LANDS, BEING THE NORTHERLY LINE OF THE PROPERTY CONVEYED TO FRED TRUE AND WIFE, BY DEED FROM J. B. TRUE, OF RECORD IN BOOK 1338, PAGE 388, REGISTER'S OFFICE FOR SAID COUNTY; THENCE ALONG HIS NORTHERLY LINE AND WITH AN OLD FENCE AND TREE LINE 84 DEGREES 59' EAST 381.9 FEET TO AN IRON PIN IN THE CENTER OF WHITES CREEK, BEING THE NORTHEAST CORNER OF SAID LOT NO. 5, THENCE WITH THE CENTER OF SAID CREEK SOUTH 5 DEGREES 12' WEST 237.9 FEET TO AN IRON PIN; THENCE NORTH 81 DEGREES 20' WEST 394.7 FEET TO A SPIKE IN THE CENTER OF SAID LICKTON PIKE; THENCE WITH THE CENTER OF SAME NORTH 8 DEGREES 30' EAST 213 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ROBIN HORTON-LORINGER, HALLIE C. WINDT AND AMANDA C. HORTON BY DEED FROM ROBIN HORTON-LORINGER, EXECUTRIX OF THE LAST WILL AND TESTAMENT OF MARY CUMMINGS HORTON, DECEASED, OF RECORD IN INSTRUMENT NO, 20120702-0057670, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY WAS ALSO DEVISED TO HALLIE C. HORTON WINDT, ROBIN A. HORTON-LORINGER AND AMANDA CUMMINGS HORTON BY THE LAST WILL AND TESTAMENT OF MARY CUMMINGS HORTON OF RECORD IN PROBATE FILE #12P143, PROBATE COURT CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

AMANDA C. HORTON AND AMANDA CUMMINGS HORTON BEING ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

ROBIN A. HORTON-LORINGER EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF AMANDA CUMMINGS HORTON, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20131112-0116808, REGISTER'S OFFICE FOR DAVDISON COUNTY, TENNESSEE.

ROBIN A. HORTON-LORINGER EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF HALLIE C. HORTON WINDT, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20131112-0116807, REGISTER'S OFFICE FOR DAVDISON COUNTY,

WARRANTY DEED
(Continued)

TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5287 Lickton Pike, Goodlettsville, TN 37072
(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 my/our hand(s) this 6th day of November, 2013.

Robin A. Horton-Loringer
Robin A. Horton-Loringer

Hallie C. Horton Windt
Hallie C. Horton Windt

By: Robin A. Horton-Loringer, attorney-in-fact
Robin A. Horton-Loringer, Attorney-in-Fact

Amanda Cummings Horton
Amanda Cummings Horton

By: Robin A. Horton-Loringer, attorney-in-fact
Robin A. Horton-Loringer, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robin A. Horton-Loringer, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of November, 2013.

Mary Burkright
Notary Public

My Commission Expires: 11/3/15

MARY BURKRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED
(Continued)

State of Tennessee :
County of Davidson

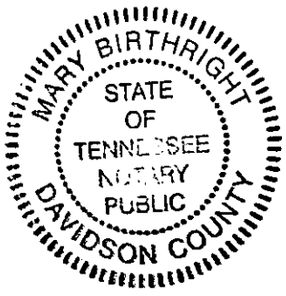
On this 6th day of November, 2013, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Robin A. Horton-Loringer, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Hallie C. Horton Windt and Amanda Cummings Horton and acknowledged that such persons executed the same as the free act and deed of Hallie C. Horton Windt and Amanda Cummings Horton.

Witness my hand and official seal, this the 6th day of November, 2013.

Notary Public

My commission expires:11/3/15

(Seal)



RETURN TO:
Tennessee Title Services, LLC
101 Springhouse Court, Ste. 202
Hendersonville, TN 37075