Davidson County DEEDWARR
Recvd: 12/27/13 14:30 3 pgs
Fees:18.00 Taxes:373.70

20131227-0130438

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF December 2013.

Notary Public

MY COMMISSION EXPIRES: 3/17/14
(AFFIX SEAL)

WARRANTY DEED

SR13-0751

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Horde	James M. Horde	
751 Albar Drive (ADDRESS)	751 Albar Drive (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	142-09A-048.00CO

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 SHANNON PICKERING, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES M. HORDE AND WIFE, JEANNIE A. HORDE, 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 No. 43B on the Plan of Doral Country Villa, Section Three Site Plan, of record in Plat Book 5050, Page 48, 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 Shannon Pickering, unmarried by Deed from Richard M. Greene, unmarried of record at Instrument No. 20060703-0079185, Register's Office for Davidson County, Tennessee, dated June 27, 2006 and recorded on July 3, 2006.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 5050, page 48; Plat Book 4675, page 108; Book 5011, page 395; Book 5119, page 749; Book 5124, page 167; Instrument No. 20070504-0053687; Book 5011, page 429; Book 5220, page 112; Book 4885, page 142; Book 5400, page 89; Instrument No. 20070523-0061626; Instrument No. 20060320-0031820, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 751 Albar Drive, Nashville, Tennessee 37221
(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 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 23rd day of December, 2013.

Shannon Pickering

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of December, 2013, before me personally appeared Shannon Pickering, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

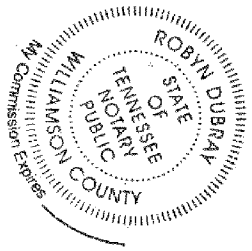
Witness my hand and official seal, this the 23rd day of December, 2013.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959



True Copy Certification

I, Pam Smithson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Laura Perry, a notary public for this county and state, Pam Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10.11.15

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY