(2) Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans:T20140022940 DEEDWARR
Recvd: 04/04/14 13:36 2 pgs
Fees:13.00 Taxes:406.63
20140404-0028296

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Shane & Candice Walsh
211 Woodmaker Court
Nashville, TN 37214

SEND TAX BILL TO:
SWBC Mortgage Corp.
9311 San Pedro Ave. Ste. 100
San Antonio, TX 78216

MAP/PARCEL 108-16-0-374.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Kristopher J. Horton and wife, Renee L. Horton,** has this day bargained and sold, and does hereby transfer and convey unto **Shane Walsh and Candice Walsh, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 112-B, Percy Priest Woods, Section 4, Lots 111-113, 124-126, Zone Lot Division, as of record in Book 6250, pages 356-357, amended in Book 6900, page 64, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kristopher J. Horton and Renee L. Horton, husband and wife, by Warranty Deed from Christopher A. Sudbury and wife, Tara R. Sudbury, dated June 26, 2008, of record in Instrument No. 20080718-0073847, and Scrivener's Affidavit of record in Instrument No. 20080904-0090655, Register's Office for Davidson County, Tennessee.

This is improved property known as: **211 Woodmaker Court, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 6250, page 356 and 357, revised in Book 6900, Page 64, and restrictions in Book 5984, page 865, Book 6020, Page 270 and Book

6097, Page 11, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 24th day of March, 2014.

Kristopher J Horton by Eddie Rockensock his Attorney in fact

Kristopher J. Horton by Eddie Rockensock as attorney-in-fact, recorded in Instrument No. 20140404 0028295, Register's Office of Davidson County, TN

Renee L Horton by Eddie Rockensock her Attorney in fact

Renee L. Horton by Eddie Rockensock as attorney-in-fact, recorded in Instrument No. 20140404 0028295, Register's Office of Davidson County, TN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eddie Rockensock**, as attorney-in-fact for **Kristopher J. Horton and Renee L. Horton**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the within instrument as the free act and deed of the said **Kristopher J. Horton and Renee L. Horton**, the within named bargainor, for the purposes therein contained by virtue of a Durable Limited Power of Attorney duly executed by the said **Kristopher J. Horton and Renee L. Horton,** and recorded simultaneously herewith in Instrument No. 20140404 0028295, of the Register's Office of Wilson County, Tennessee.

WITNESS my hand and official seals at office this 24th day of March, 2014.

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires August 3, 2016

NOTARY PUBLIC

My Commission Expires: 8/3/2016

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $109,900.00.

AFFIANT

Subscribed and sworn to before me this the 24th day of March, 2014.

NOTARY PUBLIC

My Commission Expires: _____

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-12-2016

File No: 147081