WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140039559 DEEDWARR
Recvd: 06/05/14 09:43 2 pgs
Fees: 13.00 Taxes: 329.30

20140605-0048825

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2014.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephanie Boling	F&M Bank	108080D00900CO
(NAME)	(NAME)	
1212 Quail Road	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ryan Andrew Horton, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Stephanie Boling, a single woman**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a 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. 9, Lot No. 17, on the plan of Condominium Site Plan, Phase 4, Lots 16, 17, 18, 77, 78 & 79 of Section Two, Quail Valley, as shown on plat of record in Plat Book 5800, Pages 69 and 70, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ryan Andrew Horton, a single person by Quit Claim Deed dated 07/10/2009 from Patricia R. Carter, married of record in Instrument 200907130065034, Register's Office for Davidson County, Tennessee. The said Ryan Andrew Horton having since married. The said Morgyn Horton joins in the conveyance to waive any interest she has in said property.

All matters as set forth per Plat Book 5200, Page 383, Plat Book 5800, Page 69, and Plat Book 5800, Page 70, said Register's Office.
Restrictions of record in Book 5753, Page 562, as amended of record in Book 5955, Page 703, as amended of record in Book 6003, Page 212, said Register's Office.
Master Deed of record in Book 5884, Page 534, as amended of record in Book 5903, Page 149 and Book 6081, Page 130, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Book 5937, Page 475, said Register's Office.
Charter of the Homeowners Association of record in Book 6371, Page 105 and Book 7872, Page 35, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1212 Quail Road, Nashville, TN 37214

(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/or 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/or 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 hand this 30th day of May, 2014.

Ryan Andrew Horton by Morgyn Horton his attny in fact

Ryan Andrew Horton by Morgyn Horton his attorney-in-fact

Morgyn Horton

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Morgyn Horton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and ~~Official~~ seal this 30th day of May, 2014.

Notary Public
My Commission Expires:

KIMIE PERRY
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Morgyn Horton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Ryan ANdrew Horton, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20140605-0048824, Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires:

KIMIE PERRY
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122