WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/14 09:25 3 pgs
Fees:18.00 Taxes:3015.50
20140703-0058647

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $815,000.00

Affiant

Subscribed and sworn to me on July 2nd, 2014

NOTARY PUBLIC
My Commission Expires: 11-6-17

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
GRACELEE HOUSE, LLC 200 23rd Avenue North Nashville, TN 37203	GRACELEE HOUSE, LLC 3435 Stokesmont Rd. Nashville, TN 37215	09215009400

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Alden Horton, III and wife, Juli Garner Horton, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto GRACELEE HOUSE, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 6 on the Plan of Elliston Property, as of record in Plan Book 1, page 105, Chancery Court at Nashville, described as follows:
>
> Beginning at a point in the easterly margin of 23rd Avenue North, formerly Elliston Avenue, said point being 325 feet and one half feet southerly from the southerly margin of State Street; and running thence southerly, with the easterly margin of said Avenue 62 and one half feet to the northwest corner of the Kirkpatrick lot; thence easterly with the north line of Kirkpatrick lot, 100 feet to the west line of Lot No. 7 on said plan; thence with the west line of said Lot No. 7, northerly and parallel with said Avenue, 62 and one half feet; thence westerly and parallel with the north line of the Kirkpatrick lot, 100 feet to the point of beginning.
>
> Being the same property conveyed to Alden Horton, III and Juli Garner Horton by Warranty Deed dated January 3, 2007, of record in Instrument No. 20070105-0002135, Register's Office for Davidson County, TN.
>
> This property is also known as improved property located at 200 23rd Avenue North, Nashville, TN 37203

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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that it is 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands on July 2nd, 2014.

Alden Horton, III

Juli Garner Horton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On July 2nd, 2014, before me personally appeared Alden Horton, III to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on July 2nd, 2014.

NOTARY PUBLIC

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-6-17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On July 2nd, 2014, before me personally appeared Juli Garner Horton to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on July 2nd, 2014.

NOTARY PUBLIC

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-6-17

Certificate of Authenticity

I, John Cobb Rochford, 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 herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017