WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$325,000.00~~.

Affiant

Subscribed and sworn to me on September 11th, 2014

NOTARY PUBLIC
My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

THIS INSTRUMENT WAS PREPARED BY:

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

BILL GARRETT, Davidson County
Trans: T20140069280 DEEDWARR
Recvd: 09/16/14 15:34 2 pgs
Fees: 13.00 Taxes: 1202.50
20140916-0084963

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Isabel Martin 2214 Grantland Avenue Nashville, TN 37204	SunTrust Mortgage, Inc. 901 Semmes Ave. Richmond, VA 23224	105-14-0-110.00

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 Horton (incorrectly listed as Julie on former deed), hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Isabel Martin, hereinafter called **"GRANTEE,"** her 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 Lot No. 1, Block 12 on the Plan of Yarbrough's Subdivision of Woodland of record in Plat Book 161, Page 87, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
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> Being the same property conveyed to Alden Horton, III and wife, Julie Horton by Deed from Amelia Rigby, unmarried of record as Instrument No. 20060905-0109349, Register's Office for Davidson County, Tennessee, dated August 30, 2006 and recorded on September 5, 2006. (Value of consideration shown in aforementioned deed $255,000.00.) Being also known as 2214 Grantland Drive, Nashville, TN 37204.
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> This conveyance is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 they 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 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, her 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 September 11th, 2014.

Alden Horton, III

Juli Horton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On September 11th, 2014, before me personally appeared Alden Horton, III and Juli Horton to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on September 11th, 2014.

NOTARY PUBLIC

My Commission Expires: 11-6-17

