(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140075046 DEEDWARR
Recvd: 10/03/14 15:57 2 pgs
Fees: 13.00 Taxes: 328.56
20141003-0092039

KIM LABOONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/12/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alden Horton III	Alden Horton III	
(NAME)	(NAME)	
2006 Ridley Blvd.	2006 Ridley Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Strategic Wealth Associates, LLC, a Wyoming limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alden Horton III and wife, Juli G. Horton,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 154 ON THE MAP OF NAWAKWA HILLS POWWOW ADDITION, SECTION NO. 5, OF RECORD IN BOOK 974, PAGE 26, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO STRATEGIC WEALTH ASSOC. LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM THOMAS LEE KRANTZ, SR. AND CARL DENVER KRANTZ, SR., DATED FEBRUARY 29, 2008, OF RECORD IN INSTRUMENT NO. 20080304-0021765, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND BEING THE SAME PROPERTY CONVEYED TO STRATEGIC WEALTH ASSOCIATES, LLC, A WYOMING LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20141003-0092038, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; all matters appearing on the Plan of record in Plat Book 974, page 26; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1542 Ocoee Trail, Madison, TN 37115

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 30th day of September, 2014.

Strategic Wealth Associates, LLC

By: Lee Sanft, Managing Member

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Lee Sanft, Managing Member, of Strategic Wealth Associates, LLC, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that Lee Sanft, Managing Member, of Strategic Wealth Associates, LLC executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of September, 2014.

Notary Public

My Commission Expires:

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