WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140080656 DEEDWARR
Recvd: 10/27/14 10:58 2 pgs
Fees: 13.00 Taxes: 606.43

20141027-0098716

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,900.00

Christine Kerrod
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 12/8/2015

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY
NELIA STEWART ROUSE

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
Lorna O'Rourke	Lorna O'Rourke	173040A08800CO
(NAME)	(NAME)	
428 Barkley Court	428 Barkley Court	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, **Rosa Horton, As Trustee under the Provisions of a Trust Agreement Dated 10th Day of December 2010, Establishing the Revocable Living Trust Known As Rosa Belle King Horton Revocable Living Trust**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Lorna O'Rourke, a married 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, Lot No. 88 on the Plan of Subdivision for Phase 1 of Oak Highlands, of record in Plat Book 6900, Pages 432 through 435, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Rosa Horton, as trustee under the provisions of a trust agreement dated 10th day of December 2010, establishing the revocable living trust known as Rosa Belle King Horton Revocable Living Trust by Quit Claim Deed dated 12/01/2011 from Rosa Horton of record in Instrument 201112050094785, Register's Office for Davidson County, Tennessee.

The said Rosa Horton and Rosa Belle King Horton are one in the same person.

All matters as set forth per Plat Book 6900, Pages 432 through 435 said Register's Office.

Restrictive Covenants of record in Book 7350, Page 24, as re-recorded of record in Book 7367, Page 587, as amended of record in Book 8765, Page 77, said Register's Office.

By-Laws were amended of record in Book 8765, Page 90, said Register's Office.

Stormwater Detention Agreement Easement of record in Book 7189, Page 379, said Register's Office.

Deed of Conveyance Easement of record in Book 7748, Page 408, Book 7748, Page 412, Book 7748, Page 448 and Book 7748, Page 453, said Register's Office.

Temporary Construction Easement Easement of record in Instrument 200010020097139, said Register's Office.

Charter of record in Book 7337, Page 529 and Articles of HOA Merger of record in Instrument 200708070093758, said Register's Office.

Quitclaim Deed to the Homeowner's Association of record in Book 7473, Page 697, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 428 Barkley Court, Antioch, TN 37013
(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 22nd day of October, 2014.

ROSA HORTON, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED 10TH DAY OF DECEMBER 2010, ESTABLISHING THE REVOCABLE LIVING TRUST KNOWN AS ROSA BELLE KING HORTON REVOCABLE LIVING TRUST

Rosa Horton TRUSTEE BY Judy Dianne Jensen HER ATTY. IN FACT
Rosa Horton, Trustee by Judy Dianne Jensen her atty in fact

State of Tennessee
County of Wilson

On this 22nd day of October, 2014, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Judy Dianne Jensen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Rosa Horton, Trustee under the provisions of a trust agreement dated the 10th day of December, 2010, establishing the revocable living trust known as Rosa Belle King Horton Revocable Living Trust, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. _____, Register's Office of Davidson County, Tennessee.

Celia Stewart Rouse
Notary Public
My Commission Expires: 1/24/2015

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

File No.: 01288-23070
SMG TN Warranty Deed