Box 14

File 26940-8

return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

Box 14

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 082040388.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Henry L. Horne and Mallory L. Hacker
917 Petway Ave.
Nashville, TN 37206

SEND TAX BILLS TO:
Farmington Mortgage, a Div. of CapStar Bank
2002 Richard Jones Road, Ste 300A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150013614 DEEDWARR
Recvd: 02/25/15 09:31 4 pgs
Fees:23.00 Taxes:1283.07
20150225-0016014

WARRANTY DEED

R AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **THEODORE D. WILLIAMS AND WIFE, PATRICIA G. WILLIAMS** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **HENRY L. HORNE AND MALLORY L. HACKER, HUSBAND AND WIFE**, "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

Being the east 25 feet of Lot No. 2 and the west 25 feet of Lot No. 1 on the map of James Burn's Subdivision of Part of Lot No. 8 of the Hobson Subdivision and part of the Hyronemus Subdivision, and also a part of the Petway Property, of record in book 421, page 40, Register's Office for said County.

Said parts of said lots fmt together 50 feet on the northerly side of Petway Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Theodore D. Williams and wife, Patricia G. Williams, by Warranty Deed from Edward Lee Roberts, single, dated June 2, 2014, and appearing of record in Instrument Number 20140605-0048889, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

All matters shown on the Plan of record in Plat Book 421, page 40, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 917 Petway Ave., Nashville, TN, 37206.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2015 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 23 day of February, 2015

Theodore D. Williams

Patricia G. Williams

STATE OF CALIFORNIA)
)
COUNTY OF _____)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Theodore D. Williams and Patricia G. Williams, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the _____ day of _____, 2_____.

See attached
NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$345,000.00~~ *$346,775.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT Theodore D. Williams

Sworn to and subscribed before me this 23RD day of February, 2015

See attached
NOTARY PUBLIC

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On February 23, '15 before me, Justin Stewart,
Date *Here Insert Name and Title of the Officer*

personally appeared Theodore D. Williams + ~~Patty~~ Patricia G. Williams,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JUSTIN STEWART
Commission # 2021205
Notary Public - California
San Diego County
My Comm. Expires Apr 21, 2017

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed Document Date: 2/23/2015
Number of Pages: 2 Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Theodore D. Williams	Signer's Name: Patricia G. Williams
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☑ Individual ☐ Attorney in Fact	☑ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☒ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 23rd day of February, 2015,
Date *Month* *Year*
by (1) Theodore D. Williams
(and (2) N/A),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

JUSTIN STEWART
Commission # 2021205
Notary Public - California
San Diego County
My Comm. Expires Apr 21, 2017

Signature _____
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed Document Date: 2/23/15
Number of Pages: 2 Signer(s) Other Than Named Above: N/A

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