BILL GARRETT, Davidson County
Trans:T20150013869 DEEDWARR
Recvd: 02/25/15 15:09 2 pgs
Fees:13.00 Taxes:370.00
20150225-0016289

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVI

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $100,000.00

Affiant

Subscribed and sworn to me on February 23rd, 2015

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 9, 2018

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 #
Alden Horton III 520 Norton Avenue Nashville, TN 37207	NEW OWNER	071-08-0-177.00

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, Lenore Rosenblatt, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Alden Horton, III, d/b/a Horton Properties Partnership, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Lot 98, Plan of Joywood Heights, Section 1, as shown on plat of record in Plat Book 1130, page 91, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Lenore Rosenblatt, unmarried, by Special Warranty Deed from CITIMORTGAGE, INC., SUCCESSOR BY REASON OF MERGER WITH CITIFINANCIAL MORTGAGE COMPANY, INC., dated July 16, 2007, of record in Instrument 20070808-0094848, Register's Office of Davidson County, Tennessee
>
> This property is also known as improved property located at 520 Norton Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belcnging to the said GRANTEE, his successors and assigns, forever, and GRANTOR 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 GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 February 23, 2015.

Lenore Rosenblatt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On February 23rd, 2015 before me personally appeared Lenore Rosenblatt 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 February 23rd, 2015.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY