BILL GARRETT, Davidson County
Trans:T20150013873 DEEDWARR
Recvd: 02/25/15 15:14 2 pgs
Fees:13.00 Taxes:536.50
20150225-0016295

WARRANTY DEED

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

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to me on February 23rd, 2015

Carmen Coats
NOTARY PUBLIC
My Commission Expires:

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 136 Rosa Parks Blvd. Nashville, TN 37209	NEW OWNER	091-11-0-066.00

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, a single woman, 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:

> Being Lot No. 813 and the Westerly One-half of Lot No. 811 of Block 133 on the Map of Plan No. 1, West Nashville, of record in Book 57, Page 74 and 75, Register's Office for said County. Said lot and part of lot adjoin and front together 375 feet on the Northerly side of Illinois Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Lenore Rosenblatt, a single woman, on November 30, 2004 by Warranty Deed from Bobby Kelly and Lorene Kelly of record in Instrument No. 20041221-0151638 and re-recorded to correct lot number on February 28, 2005 of record in Instrument No. 20050228-0021517, said Register's Office.
>
> This property is also known as improved property located at 4908 Illinois Avenue, Nashville, TN 37209.

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, 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

