BILL GARRETT, Davidson County
Trans:T20150014452 DEEDWARR
Recvd: 02/27/15 11:28 2 pgs
Fees:13.00 Taxes:677.10
20150227-0017046

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this 25th day of February, 2015.

Notary Public

My commission expires: 5-3-16

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Matthew D. Horschler	FARMINGTON MORTGAGE, A	**Map\Parcel: 156-05-0-019.00**
965 Harpeth Bend Drive	DIVISION OF CAPSTAR 2002 RICHARD JONES RD. STE 300A	
Nashville, TN 37221	NASHVILLE TN 37215	

FOR AND IN 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 ACKNOWLEDGE, WE,

Timothy L. Cotton and wife, Mari E. Thomas now known as Mari E Cotton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew D. Horschler, an unmarried man

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:

Land in Davidson County, Tennessee, being Lot No. 802 on the Plan of Section Four - First Addition, Harpeth Woods of record in Plat Book 5200, Page 635, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same property conveyed to Timothy L. Cotton and Mari E. Thomas, husband and wife by Warranty deed from Charles Causey, married of record in Instrument No. 20110913-0071066 Register's Office for Davidson County, Tennessee, dated August 31, 2011 and recorded on September 13, 2011.

Being also known as 965 Harpeth Bend Drive Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Subject to all matters shown on the Plan of record in Plat Book 5200, Page 635, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 6097, Page 560, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Title to any portion of said land lying in the bed or banks of the Harpeth River, the rights of upper and lower riparian owners to the free and unobstructed flow of the water of said river, without diminution or pollution, and the consequence of any past or future change in the location of said river.

This is improved property known as 965 Harpeth Bend Drive Nashville, TN 37221.

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 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/our hand(s) this 25th day of February, 2015.

Timothy L. Cotton by Renee Puckett, attorney in fact
Timothy L. Cotton by Renee Puckett
Attorney in fact

Mari E. Thomas by Renee Puckett, attorney in fact
Mari E. Thomas by Renee Puckett
Attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public personally appeared **Renee Puckett** who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Attorney-in-Fact for **Timothy L. Cotton and Mari E. Thomas** and being authorized to do so, did execute this instrument on their behalf by virtue of power of attorney being recorded in Record Book ✱, Page ____, in Register's Office for Davidson County, Tennessee.

✱20150227-0017045

WITNESS MY HAND AND OFFICIAL SEAL, at office, this the 25 day of Feb 2015.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File #: **315024CI**