This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

Davidson County DEEDWARR
Recvd: 04/14/15 15:36 2 pgs
Fees:13.00 Taxes:203.50
20150414-0033036

SEND TAX BILL TO:
ADDRESS NEW OWNER:
Cigi Horne
1316 Mars Dr., Nashville, Tennessee 37013

MAP **120**
GROUP **02**
PARCEL **121**

"Prepared by Information provided by the parties hereto, without the benefit of a title examination"

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "Grantee", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mary Story,** unmarried, hereinafter called the "Grantor", bargained and sold, and by these presents, transfer and convey unto **Cigi Horne ,** a married woman, hereinafter called the "Grantee", her 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. 57 on the Map of Stardust Acres, as of record in Book 1424, page 92, Register's Office for Davidson County, Tennessee, as follows:
Said Lot No. 57 fronts 60 feet on the north side of Mars Drive and runs back between parallel lines 170 feet to dead line.

Being the same property conveyed to Mary Story by deed from Mamie C. Cobb, unmarried, dated March 22, 1995, of record in Book 9625, page 289, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 1424, page 92, said Register's Office.

This is improved property known as 1316 Mars Dr., Nashville, Tennessee 37013.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate,

title and interest thereto belonging to the said "Grantor", her heirs and assigns, forever, and, covenant with the said "Grantee" that she is lawfully seized and possessed of said land in fee simple, a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"Grantor", further covenant and bind , her heirs and assigns, to warrant and forever defend the title to the said land to the said "Grantee", and her 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 hand this the 14th day of April, 2015.

Mary Story

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mary Story**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of April, 2015.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN My Comm. Expires July 7, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $55,000.00

AFFIANT

Subscribed and sworn to before me on this 14th day of April, 2015.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN My Comm. Expires July 7, 2015

CERTIFICATION
I do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
On this 14th day of April, 2015, personally appeared before me, a notary public for this county and state, Jamie Vess, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN My Comm. Expires July 7, 2015