WARRANTY DEED

2015-136

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th day of April, 2015.

(Affix Seal) Notary Public,

My Commission Expires: 8/23/16

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ralph Kohl and Monica Horseman 1420 Station Four Lane Old Hickory, TN 37138	NEW OWNER	064.05-0-98.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Antonio L. Tomlin,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Monica S, Horseman, a married woman and Ralph Kohl, an unmarried man**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 1420 Station Four Lane, Town of Old Hickory, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 69, on the Plan of Phase One, Cleveland Hall, as shown by plat appearing of record in Plat Book 11700, page 51, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Antonio L. Tomlin, a single man from Tamika M. Armstrong, a single woman, by Quitclaim Deed dated November 6, 2012 and recorded December 18, 2012 in Instrument #20121218-0116409, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) **improved property know as** 1420 Station Four Lane, Old Hickory, TN 37138.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

BILL GARRETT, Davidson County
Trans:T20150030215 DEEDWARR
Recvd: 04/21/15 15:26 2 pgs
Fees:13.00 Taxes:1183.63
20150421-0035677

Witness my/our hand(s) this 7th day of April, 2015

Antonio L. Tomlin

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Antonio L. Tomlin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 7th day of April, 2015.

Notary Public
My Commission Expires: 6-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY