BILL GARRETT, Davidson County
Trans:T20150034344 DEEDWARR
Recvd: 05/05/15 10:52 2 pgs
Fees:13.00 Taxes:4070.00
20150505-0040708

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2015. Notary Public My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows: Eric Smith and Eileen Smith 5932 Robert E Lee Drive Nashville, TN 37215	Send Tax Bills To: Franklin American Mortgage Co. 501 Corporate Centre Dr., #400 Franklin, TN 37067	Map-Parcel Number: 14510003800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALAN W. HORN AND BRITTANY H. HORN, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ERIC SMITH AND EILEEN SMITH, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 144 on the plan of Tyne Valley Estates, Section 9, of record in Book 3700, pages 65 and 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Alan W. Horn and wife, Brittany H. Horn, by deed, from H.P. Staley and wife, Patricia Staley, dated August 11, 2006, of record in Instrument No. 2006814-0099852, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Subject to all matters shown on the Plan of record in Plat Boook 3700, Page(s) 65 and 66, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 4016, Page 632, in the Register's Office for Davidson County, Tennessee.

4. Sanitary Sewer and Drainage Easement to Metropolitan Government of record in Book 7765, Page 590, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **5932 Robert E Lee Drive, Nashville, TN 37215**.

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, their heirs and assigns, forever; and Grantors covenant with the said Grantees 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 30 day of April, 2015.

Alan W. Horn

Brittany H. Horn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alan W. Horn and Brittany H. Horn, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30 day of April, 2015.

(Seal)

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

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