WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/24/15 13:58 3 pgs
Fees:18.00 Taxes:957.56
20150924-0097321

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $258,800.00.

Affiant

Subscribed and sworn to me on September 23rd, 2015.

NOTARY PUBLIC
My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 330 Vaughn Street Nashville, TN 37207	2006 Ridley Blvd. Nashville, TN 37203	82-3-402.00

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 Marise M. Evans-Perry, a married woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Alden Horton III and wife, Juli G. Horton, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 6 on the plan of J.M. EATHERLEY ADDITION TO EAST NASHVILLE, as shown on plat of record in Plat Book 57, Page 138, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Marise M. Evans, unmarried, by Warranty Deed from Douglas L. Kneeland, LLC (aka Douglas Kneeland, LLC), and Douglas L. Kneeland, recorded on the 16th day of July, 2009 in Instrument No. 20090716-0066725, in the Register's Office of Davidson County, Tennessee. Marise M. Evans has since married and is now known as Marise M. Evans-Perry.
>
> Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein
>
> This is improved property, known as 330 Vaughn Street, Nashville, TN 37207.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this 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 GRANTEES, their successors and assigns, forever, and GRANTOR does 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 GRANTOR does 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 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 September 23rd, 2015.

Marise M. Evans-Perry

9/23/15

STATE OF MASSACHUSETTS
COUNTY OF MIDDLESEX

On September 23rd, 2015 before me personally appeared Marise M. Evans-Perry 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 September 23rd, 2015.

NOTARY PUBLIC

My Commission Expires: 11/06/2020

ANTONIO C. PEREIRA
Notary Public, Commonwealth of Massachusetts
My Commission Expires November 6, 2020

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 11-6-2017