WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2646457

Return to:

SHEILA H. FRISBIE
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

STATE OF TENNESSEE)
COUNTY OF LAWRENCE)

The actual consideration or value for this transfer, whichever is greater, is $328,000.00.

Affiant

Subscribed and sworn to me, this the 15th day of January, 2016.

Notary Public
My commission expires: 4/2/17

Property Address:	Property owner and mail tax bills to:	Parcel ID:
6131 Brentwood Chase Drive BRENTWOOD, TN 37027	Alan Lee & Leslie Allen Horn 6131 Brentwood Chase Drive Brentwood, TN 37027	Map 160 16 0B Parcel 086.00

THIS INDENTURE is made effective the 15th day of January, 20 16, by **Armond Agassi and wife, Leslie Agassi**, First Parties, for the purpose of conveying the premises described herein to Alan Lee Horn and wife, Leslie Ellen Horn, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Revision One, Section One, Brentwood Chase of record in Plat Book 9700, Pages 936 through 941, inclusive, 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 Armond Agassi, unmarried by Warranty Deed from Daniel C. Holder and wife, Rachel C. Holder, dated September 8, 2014 of record in Instrument No. 20140909-0082455, Register's Office for Davidson County, Tennessee. Leslie Agassi joins in the execution of this instrument to convey any interest she may have in subject property, marital or otherwise.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including, without limitation, the Plan of record in Plat Book 9700, Page 936; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20000531-0053798, Instrument No. 20000831-0086366, Instrument No. 20000531-0053797, Instrument No. 20020308-0029532 and Instrument No. 20031217-0180088 and Corrective Amendment of record in Instrument No. 20150109-0002674; and Easements of record in Book 7902, Page 389, Book 8371, Page 320, Book 11115, Page 281 and in Book 11115, Page 286; all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building setback lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

[CONTINUED ON FOLLOWING PAGE]

BILL GARRETT, Davidson County
Trans:T20160006645 DEEDWARR
Recvd: 01/26/16 10:19 2 pgs
Fees:13.00 Taxes:1213.60
20160126-0007317

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2015, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal effective the day and year first above written.*

Armond Agassi

Leslie Agassi

STATE OF Tennessee)
COUNTY OF Williamson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Armond Agassi**, 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 SEAL AT OFFICE, in Williamson County, this the 28 day of November, 2015

My Commission Expires on February 19, 2018.

NOTARY PUBLIC

My Commission Expires:

BEVERLEY R. STIVERSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Williamson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Leslie Agassi**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Williamson County, this the 28 day of November, 2015

My Commission Expires on February 19, 2018.

NOTARY PUBLIC

My Commission Expires:

BEVERLEY R. STIVERSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.