BILL GARRETT, Davidson County
Trans:T20160013280 DEEDWARR
Recvd: 02/17/16 15:59 2 pgs
Fees:13.00 Taxes:1054.50

20160217-0015200

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2016010013

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $285,000.00

Sworn to and subscribed before me this 16th day of February, 2016.

Affiant

Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Jeff Thornhill		061-150-057-00
3925 Gallatin Pike	New Owner	
Nashville, TN 37216-2405		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brent O. Horst, married** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeff Thornhill and wife, Maria Andruschenko** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly half of Lot 16 on the Plan of the Subdivision of Maplewood Home Tract, of record in Book 421, page 174, Register's Office for Davidson County, Tennessee, described as follows:

Said Part of Lot No. 16 fronts 50 feet on the westerly side of the Gallatin Road and runs back between parallel lines 250 feet to the easterly line of Lot No. 21 on said Plan.

Being the same property conveyed to Brent O. Horst, married by Warranty deed from Robert D. Shemin, married of record in Instrument No. 20070608-0068801 Register's Office for Davidson County, Tennessee, dated May 30, 2007 and recorded on June 08, 2007.

The above described property has never been used as a principal residence by the Grantor or his spouse.

This is improved property known as **3925 Gallatin Pike, Nashville, TN 37216-2405.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 16th day of February, 2016.

Brent O. Horst

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Brent O. Horst, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of February, 2016.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019