THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 16016398

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160027573 DEEDWARR
Recvd: 04/05/16 12:12 2 pgs
Fees:13.00 Taxes:619.01
20160405-0032528

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $167,300.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2016.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Craig Behnke and Elaina Reid 1965 GATLIN DR Nashville TN 37210-4723	New Owner	Tax Parcel ID No. 10614000700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Aaron Joe Horn and Jenna Dale Horn, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Craig Behnke, a single man and Elaina Reid, a single woman, as joint tenants with right of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 19, on the Plan of Raymond Heights, as shown by plat appearing of record in Plat Book 1424, Page 141, 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 Aaron Joe Horn and wife, Jenna Dale Horn by Warranty Deed from James Anderson and Lisa Barrera and Diane Hutchinson and Linda Blaylock and Kay Lister, recorded on the 20th day of September, 2012 in Instrument No. 20120920-0085650, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RAYMOND HEIGHTS, as recorded in Plat Book 1424, Page(s) 141

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records

This is improved property located at 1965 GATLIN DR Nashville TN 37210-4723

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2016.

Aaron Joe Horn

Jenna Dale Horn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Aaron Joe Horn and Jenna Dale Horn, 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 31st day of March, 2016.

Nathan L. Powers
Notary Public
My Commission Expires: 02/26/17

