WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/20/16 15:19 3 pgs
Fees:18.00 Taxes:1017.50
20160420-0038483

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $275,000.00.

Affiant

Subscribed and sworn to me on April 20, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
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 1827 Old Murfreesboro Pike Nashville, TN 37217	136 Rosa Parks Blvd. Nashville, TN 37209	13500009400

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, James H. Beck, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Alden Horton, III, d/b/a Horton Properties Partnership, a Sole Proprietorship, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, described in part according to a survey made by E.J. Wilkinson, Surveyed, not dated, as follows:

Beginning at a point in the center of Murfreesboro Pike at the East corner of the property conveyed to Robert N. Crowell and wife, by deed from William W. Moore and wife, as of record in Book 2907, Page 247, Register's Office for said county; thence with said Crowell's Southeasterly line South 35 degrees 40' West 205 feet to said Crowell's South 54 degrees 20' East 110 feet, more or less, to P.M. Matlocks' Northwesterly line; thence with P.M. Matlock's Northwesterly line North 35 degrees 40' East 205 feet to the center of Murfreesboro Pike; thence with the center of Murfreesboro Pike North 54 degrees 20' West 110 feet, more or less to the beginning.

Being the same property conveyed to James H. Beck, unmarried man by Warranty Deed from Cherylanne Gober, married, recorded on the 31st day of October, 2008 in Instrument No. 20081031-0108570, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1827 Old Murfreesboro Pike, Nashville, TN 37217.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 GRANTEE, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE 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 GRANTEE, 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 April 20, 2016.

James H. Beck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On April 20th, 2016 before me personally appeared James H. Beck 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 he executed the same as his free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 20th day of April, 2016.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017