BILL GARRETT, Davidson County
Trans:T20160035887 DEEDWARR
Recvd: 05/02/16 10:13 2 pgs
Fees:13.00 Taxes:506.53
20160502-0042579

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd., Ste. 100
Nashville, TN 37215

MAP/GROUP/PARCEL
136-150-A-02400.CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
David Horton and Julia Horton
~~3405 Old Anderson Rd Unit 119~~ 709 E. Sevier Ave.
~~Antioch, TN 37013~~ Kingsport, TN 37660

SEND TAX BILLS TO:
Quicken Loans, Inc.
P.O. Box 6577
Carolstream, IL 60197

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **TRACY L. BROWN, A MARRIED MAN** "Grantor" have this day bargained and sold and do hereby transfer and convey unto **DAVID HORTON AND JULIA HORTON, HUSBAND AND WIFE** "Grantees", His heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

Being Unit No. 24 on the Plan of PUD Boundary & Final Plat of Phase 1 Watercrest Townhomes of record in Plat Book 8250, Page 888, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Tracy L. Brown, unmarried, by Warranty Deed from Jeffrey William Parsons, unmarried, dated June 27, 2006, appearing of record in Instrument No. 20060713-0084386, of the Register's Office of Davidson County, Tennessee.
Brandi Kennedy Brown joins herein to convey any and all marital rights she may have in and to the property by virtue of her marriage to Tracy L. Brown.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 8250, page 888, Charter of Homeowner's Association of record in Book 10822, page 70, and Book 10821, page 131, Tennessee.; Letters of record in Book 10822, page 70 and Book 10821, page 131, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3405 Old Anderson Rd. Unit 119, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), His heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that He is lawfully seized and possessed of said parcel of real estate, and that He has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds Himself, His heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), His heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 28th day of April, 2016.

Tracy L. Brown

Brandi Kennedy Brown

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Tracy L. Brown and Brandi Kennedy Brown. the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 28th day of April, 2016

My Commission Expires: 6-30-18

NOTARY PUBLIC

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $136,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 29th day of April, 2016.

NOTARY PUBLIC

My Commission Expires: 8/23/16

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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