Davidson County DEEDWARRSP
Recvd: 06/20/16 15:48 6 pgs
Fees:33.00 Taxes:629.00
20160620-0062744

This instrument prepared by and after recording return to:

SoBro Law Group, PLLC
513 3rd Avenue South
Nashville, Tennessee 37210
Attn: Hannah A. Kolb, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Number(s):
Alden Horton, III and Juli Horton 2006 Ridley Blvd. Nashville, TN 37203	Same	117A-33-16-138.00 117A-33-16-225.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged as of this 17th day of June, 2016, **RUTH M. LEMMONDS**, a Tennessee resident ("*Grantor*"), herein this day has bargained and sold, and does hereby transfer and convey, unto **ALDEN HORTON, III and wife, Juli Horton**, each a Tennessee resident (collectively "*Grantee*"; the terms "*Grantor*" and "*Grantee*" to include their respective successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved real property located at 212 and 214 Nelson Court East, City of Madison, Davidson County Tennessee and being more particularly described on **Exhibit "A"** attached hereto (the "*Property*").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor warrants that it is lawfully seized and possessed of said Property in fee simple, and has a good right to convey it, subject to those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property (subject to the matters set forth on **Exhibit "B"**) against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

This conveyance is made and accepted without any warranties, express or implied, as to the condition of the Property. By acceptance of this Special Warranty Deed, Grantee acknowledges that Grantee has inspected the Property and is satisfied with its condition, and Grantee accepts the Property "as is where is".

IN WITNESS WHEREOF, the undersigned has executed or caused this instrument to be executed by their duly authorized representative as of the date first written above.

GRANTOR:

x Ruth M. Lemmonds

RUTH M. LEMMONDS

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Personally appeared Ruth M. Lemmonds, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and who acknowledge that she is the within named bargainor, and as such executed same for the purpose therein contained.

GIVEN under my hand and notarial seal this 17th day of June, 2016.

Notary Public

(NOTARY SEAL)

My commission expires

8/23/2016

HANNAH K. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

AFFIDAVIT OF VALUE

I, Sanya Arbogast, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $170,000.00.

Subscribed and sworn to before me this 17th day of June, 2016.

Notary Public

My Commission Expires: 8/23/2016

HANNAH K. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 117-A, Zone Lot Division of Primrose Meadows, Section Two, of record in Book 5200, page 666, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ruth M. Lemmonds by deed from Maynard L. Lemmonds, of record in Instrument Number 20051123-0141698, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 117-B, Zone Lot Division of Primrose Meadows, Section Two, of record in Book 5200, page 666, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Maynard L. Lemmonds by deed from Ruth M. Lemmonds, of record in Instrument Number 20051123-0141697, Register's Office for Davidson County, Tennessee. The said Maynard L. Lemmonds died on November 1, 2015. Ruth M. Lemmonds is the sole heir-at-law of Maynard L. Lemmonds. See Affidavits of Heirship, of record in Instrument No. 20160620-0062742 and Instrument No. 20160620-0062743, Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

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

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

C. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 4860, Page(s) 185, amended in Book 5711, Page 866 and Plat Book 5600, Page 666, but deleting any covenant, condition or restriction indicating a preference limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

D. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5309, Page 481, Book 6178, Page 600, Book 7976, Page 410, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

E. Easement for sewer, recorded in Book 5116, Page 352.

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