WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of ~~July~~ AUGUST 2016.

Notary Public

MY COMMISSION EXPIRES: 2.2.18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joya K. Jones	Peoples Home Equity	161-10-0A-224.00-CO
(NAME)	(NAME)	
4937 Yorkshire Road	150 N. Seven Oaks	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Steven E. Shane Horner and Lauren E. Horner, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joya K. Jones, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 329 on the Plan of Phase Three Village of Brentwood of record in Plat Book 6250, Page 918, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven E. Shane Horner and Lauren E. Horner, husband and wife, by Warranty Deed from Erica M. Barnes, married, of record in Instrument No. 20130624-0064279 Register's Office for Davidson County, Tennessee, dated June 21, 2013 and recorded on June 24, 2013.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 4937 Yorkshire Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

BILL GARRETT, Davidson County
Trans:T20160066557 DEEDWARR
Recvd: 08/02/16 14:59 2 pgs
Fees:13.00 Taxes:858.03
20160802-0079862

Witness our hands this 29th day of July, 2016.

Steven E. Shane Horner

Lauren E. Horner

STATE OF TENNESSEE

COUNTY OF Knox

On this 29th day of July, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Steven E. Shane Horner and Lauren E. Horner**, with whom I am personally acquainted (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 they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
8-24-18

Notary Public,

LEDNA CARROL JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY