Return to:

This instrument was prepared by:
Advantage Title and Escrow
3325 Aspen Grove Drive, Suite 104
Franklin, Tennessee 37067
#11225

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transaction is $25,000.00

affiant

Subscribed and sworn to before me, this the 5th day of August, 2016.

Notary

WARRANTY DEED

Address of New Owner:
Whitworth Real Estate, Inc.
5282 Murfreesboro Rd
LaVergne, TN 37086

Send Tax Bills To:
Owner

Map & Parcel:
52-02-159

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOODS AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DeAnna Nicole Horner and Russell Travis Horner,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Whitworth Real Estate, Inc.** 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 the easterly 40 feet of Lot No. 8 and the westerly 40 feet of Lot No. 9, of Block "B" on the revised map of Rainbow Terrace Subdivision, of record in Book 1130, Page 85, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said parts of said lots adjoin and front 80 feet together on the northerly side of Blackstone Avenue and run back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Victoria Horner by deed of record instrument # 20080619-0063078. The said Victoria Horner having since died leaving this property to her son and daughter being DeAnna Nicole Horner and Russell Travis Horner reference heirship affidavit of record in instrument # 20160810-0083140, Said Register's Office.
Unimproved (X) known as: **631 Blackstone Avenue Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenences, estate, title and interest thereto belonging to the covenant with the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S), 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 convent and bind ourselves, our heirs an representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), their heirs and assigns against the said land to the lawful claim of persons whomsoever. Wherever, used the singular member shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160069207 DEEDWARR
Recvd: 08/10/16 10:24 2 pgs
Fees:13.00 Taxes:92.50
20160810-0083141

Witness my/our hand(s) this the __st day of February 2016.

DeAnna Nicole Horner

Russell Travis Horner

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DeAnna Nicole Horner The bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at LaVergne, TN, this the 5th day of August, 2016.

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-20-2018

Notary Public

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name Russell Travis Horner The bargainor(s), 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 for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 5th day of August, 2016.

Notary Public

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-20-2018