Record and Send to:
Kearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16088858

Davidson County DEEDWARR
Recvd: 09/27/16 14:43 2 pgs
Fees:13.00 Taxes:222.00
20160927-0101951

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $60,000.00

Affiant

Subscribed and sworn to before me, this 26th day of September, 2016.

Notary Public
My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alden Horton, III, 2006 Ridley Blvd ~~1071 NORTH DUPONT AVENUE~~ ~~Madison TN 37115-3059~~ Nashville, TN 37203	New Owner 2006 Ridley Blvd Nashville, TN 37203	Tax Parcel ID No. 043-12-016.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frank David Jordan and Ahmad Alammuri,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alden Horton, III**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 1 of the Eller-Vandiver Subdivision, Block A, of an unrecorded plan of a recorded plan in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, known as Anderson Estates.

Said Lot is a triangular lot measuring 155 feet on the riverfront to a point; thence approximately 228 feet on Dupont Avenue; thence Eastwardly approximately 200 feet to the beginning.

Being the same property conveyed by Warranty Deed from Paulette Watts, unmarried to Frank David Jordan and Ahmad Alammuri, as recorded on the 21st day of March, 2016 in Instrument No. 20160321-0026285 and Warranty Deed from Jack Davis to Paulette Watts, as recorded on the 9th day of January, 2007 in Instrument No. 20070109-0003894, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ELLER-VANDIVER SUBDIVISION, as recorded in Plat Book 1130, Page(s) 37.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for the flow of the waters of the Cumberland River, and the rights of the public therein.

This is improved property located at 1071 NORTH DUPONT AVENUE Madison TN 37115-3059

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of September, 2016.

Frank David Jordan

Ahmad Alammuri

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frank David Jordan and Ahmad Alammuri, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2016.

Notary Public

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

Certificate of Authenticity

I, ASHLEE D PAGE, 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 is 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, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019