BILL GARRETT, Davidson County
Trans:T20160094870 DEEDWARR
Recvd: 10/27/16 08:43 2 pgs
Fees:13.00 Taxes:610.50
20161027-0113480

This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 161950TN

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Robert S. Hill, Jr. 1710 Stewart Place Nashville, TN 37203	Caliber Home Loans, Inc 3701 Regent Blvd. Suite 180 Irving, TX 75063	119-15-17.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **David E. Horton and wife, Leslie Y. Horton**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Robert S. Hill, Jr. a single man,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Southlake Subdivision, Section II, as of record in Book 2083, page 84, Register's Office for said County.

Said Lot No. 33 fronts 55 feet on the northwesterly side of Lake Park Drive and extends back 250.6 feet on the southwesterly side and 339.8 feet on the northeasterly side to a dead line in the rear, measuring 154.7 feet theroen.

Being the same property conveyed to Bobby Wright Pennington and wife, Margaret Jean Pennington by deed from Donald Ray Tilley and wife, Pauline H. Tilley, of record in Book 3132, page 59, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description, but expressly EXCLUDED therefrom is the following described property conveyed to Nashville Boy's Club, Inc. by deed from Bobby Wright Pennington and wife, Margaret Jean Pennington, of record in Book 4246, page 267, Register's Office for said County, described as follows:

Being a part of Lot No. 33 on the Plan of Southlake Subdivision, Section 2, as of record in Book 2083, page 84, Register's Office for said County, described according to a survey made by John L. Murphy, Jr. and Company, October 23, 1967, as follows:

Beginning on the west corner of Lots Nos. 32 and 33; thence with the west line of Lot No. 33 north 2 degrees 25' east 154.7 feet to the corner of Lots Nos. 33 and 34; thence with the line between said lots south 45 degrees 37' east 83.15 feet; thence south 34 degrees 22' west 116.81 feet to the point of beginning.

Being the same property conveyed to David E. Horton and wife, Leslie Y. Horton from Bobby Wright Pennington and wife, Margaret Jean Pennington by Warranty Deed dated 01/08/1990, filed for record on 01/12/1990 in Book 8024, Page 351, Register's Office in Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever;

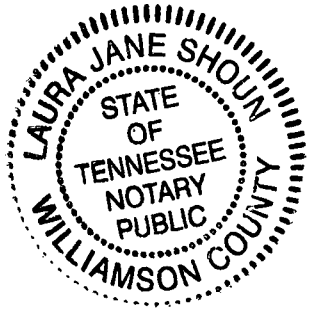
AND **David E. Horton and Leslie Y. Horton** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it

and the same is unencumbered, unless otherwise herein set out;

AND **David E. Horton and Leslie Y. Horton** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **3109 Lake Park Drive, Nashville, TN 37211**.

Executed on this 25 day of October, 2016.



David E. Horton

Leslie Y. Horton

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **David E. Horton and Leslie Y. Horton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand this 25 day of October, 2016.

Notary Public

My Commission Expires: 10/14/2020

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Affiant



Sworn to and subscribed to me, the undersigned, this 25 day of October, 2016.

Notary Public

My Commission Expires: 10/14/2020