THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16119873**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $416,000.00. Affiant Subscribed and sworn to before me, this 30th day of November, 2016. Notary Public My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Alden Horton, III and Juli Horton 2006 Ridley Blvd Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-06-159.00

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, **Brock Allender, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alden Horton, III and wife, Juli Horton**, ("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 the Northwest part of Lot No. 117 on the Map of Bransford Realty Company's West End Heights Addition, of record in Book 332, Pages 124 and 125, Register's Office for said County, and described as follows:

Beginning at a point in the Easterly margin of Orleans Drive at the corner of Lots 116 and 117; thence Southeasterly 120 feet to a point; thence Northeasterly 48.5 feet; thence Northwesterly 120 feet to the margin of said Drive; thence with the margin of the same, Southwesterly 60 feet to the point of beginning.

Being the same property conveyed to Brock J. Allender, married by Warranty Deed from William L. Martin Jr. and wife, Jean Martin, recorded on the 27th day of September, 2006 in Instrument No. 20060927-0119734, in the Register's Office of Davidson County, Tennessee.

Subject property is not the primary marital residence of the Grantor.

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 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY COMPANY'S WEST END HEIGHTS ADDITION, as recorded in Plat Book 332, Page(s) 124 and 125.

Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof and also the rights of others entitled in and to the use thereof.

Davidson County DEEDWARR
Recvd: 12/01/16 12:15 3 pgs
Fees:18.00 Taxes:1539.20
20161201-0126124

This is improved property located at 3319 Orleans Drive Nashville, TN 37212-3235.

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 30th day of November, 2016.

Brock Allender

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brock Allender, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2016.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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