This Instrument Prepared By:

Ami L. Brooks BPR #027120
Brooks & Hendricks, PLLC
509 W. Court Square
Springfield, TN 37172

Ami L. Brooks

Mail Tax Bill To:
Lance and Julia Hornbuckle
925 HARRIS WOOD DRIVE
Nashville, TN 37205

Tax Map & Parcel 080 08 0 013.0

I hereby swear or affirm that the actual consideration or value of the property transferred, whichever is greater is $72,500.00 which amount is equal or greater than the amount which the property would bring at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 13 day of December, 2016.

Notary Public

My Commission Expires: 5/8/17

ERNIE MIDGETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

This WARRANTY DEED made and entered into on this 13 day of December, 2016, by and between Lance David Hornbuckle and wife, Era Jean Hornbuckle, P.O. Box 760, Greenbrier, Robertson County, TN 37073; hereinafter referred to as Grantors, and Lance Hornbuckle and wife, Julia Hornbuckle, 925 HARRISWOOD DRIVE Nashville, Davidson County, TN 37205 hereinafter called the Grantees;

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration hereinafter set forth and described, the receipt of which is hereby acknowledged, we, the said Grantors, have this day bargained and sold, and do by these presents hereby sell, transfer, and convey unto said Grantees, as tenants by the entireties forever in fee simple the following described real property, to-wit:

BILL GARRETT, Davidson County
Trans:T20160109273 DEEDWARR
Recvd: 12/13/16 10:10 3 pgs
Fees:18.00 Taxes:268.25
20161213-0130456

DESCRIPTION:
A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, and being Parcel 13 on Tax Map 80-8 and being more particularly described as follows according to a survey by Ragan-Smith-Murphy & Associates, Inc. dated February 21, 1989, Job No. 89-019.

Beginning at an iron pin set on the easterly right-of-way line of Hydes Ferry Road at the common corner of Parcels 13 and 14 and being N 31° 45' 00" W 116.25 feet from an iron pin at the intersection of the easterly right-of-way line of Hydes Ferry Road and the northerly right-of-way line of Hornbuckle Lane as measured along the easterly right-of-way line of Hydes Ferry Road; thence,

1. With the easterly right-of-way line of Hydes Ferry Road, N 31° 45' 00" W 50.00 feet to an iron pin set at the common corner of Parcels 11 and 13; thence,

2. With the common line of Parcels 11 and 13, N 57° 45' 28" E 198.90 feet to an iron pin set at common corner of Parcels 13 and 15; thence,

3. With the common line of Parcels 13 and 15, S 30° 00' E 50.04 feet to an iron pin set at the common corner of Parcels 13 and 14; thence,

4. With the common line of Parcels 13 and 14, S 57° 45' 25" W 197.37 feet to the point of beginning and containing 9,906 square feet.

SOURCE OF TITLE:
Being the same property conveyed from Milton E. Hornbuckle; Clifton A. Hornbuckle, Sr.; Lance David Hornbuckle; William A. Hornbuckle; and Mary Louise Hornbuckle Paty, to Lance David Hornbuckle and wife, Era Jean Hornbuckle, by QUITCLAIM DEED dated April 25, 1989, recorded in Record Book 7843, Page 143, in the Davidson County Register of Deeds.

This is improved property known as 2932 Old Hydes Ferry Pike.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, as tenants by the entirety forever in fee simple with covenant of GENERAL WARRANTY.

The Grantors covenant with the Grantees, and assigns, that they are lawfully seized in fee simple title to said property.

The Grantors further covenant with the Grantees, and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as set forth above.

The Grantors further covenant with the Grantees that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, we, the Grantors herein, have hereunto set my signature, this the 12 day of December, 2016.

Lance David Hornbuckle
LANCE DAVID HORNBUCKLE

Era Jean Hornbuckle
ERA JEAN HORNBUCKLE

STATE OF TENNESSEE)
)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, duly commissioned and qualified, Lance David Hornbuckle and Era Jean Hornbuckle, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office this 12 day of December, 2016.

Judy Holman
NOTARY PUBLIC STATE AT LARGE

JUDY HOLMAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-25-2017

My Commission Expires:
3.25.17