BILL GARRETT, Davidson County
Trans:T20170019254 DEEDWARR
Recvd: 03/06/17 15:26 2 pgs
Fees:13.00 Taxes:671.55
20170306-0022113

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $181,500.00.

Meredith May
Affiant

Subscribed and sworn to before me, this 3rd day of March, 2017.

Notary Public
My commission expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

05-1611-67059

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Kira Lindquist	F&M BANK	062-02-0-A-120.00-CO
3045 Delta Queen Drive	50 FRANKLIN ST.	
Nashville TN 37214	CLARKSVILLE, TN 37040	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Douglas Brendan Hornick, a single man and Twyla M. Hornick, a single woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kira Lindquist, an unmarried woman,**, hereinafter called the Grantees, their successors 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 Lot No. 120, on the Plan of River Trace Estates, Phase 1, Section 2, of record in Book 6900, Pages 158 and 159, as amended in Book 7678, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Douglas Brendan Hornick and wife, Twyla M. Hornick by deed from Fox Ridge Homes, Inc., dated March 21, 1997, recorded March 31, 1997, of record in Book 10395, Page 337, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3045 Delta Queen Drive, Nashville, TN 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 3rd day of March, 2017.

Douglas Brendan Hornick

Twyla M Hornick

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Douglas Brendan Hornick and Twyla M. Hornick**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 3rd day of March, 2017.

Notary Public
State of Tennessee at Large

My Commission expires:

PENNY ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY