BILL GARRETT, Davidson County
Trans:T20170043069 DEEDWARR
Recvd: 05/22/17 08:52 2 pgs
Fees:13.00 Taxes:925.00
20170522-0050243

NATHAN D. CARLSON, ET UX

TO: WARRANTY DEED

ASHTON HORNE, ET UX

THIS DEED OF REALTY, executed as of the 18th day of May, 2017, by Grantors, **NATHAN D. CARLSON** and **SHELLY K. CARLSON**, husband and wife to Grantees, **ASHTON HORNE** and **CHALA HORNE,** husband and wife

Witnesseth:

That Grantors, for a valuable consideration, receipt whereof have acknowledged, this day bargained and sold and do hereby transfer and convey unto Grantees, to have and to hold to them, and to their heirs and/or assigns forever, in fee simple, certain realty situated in the 14th, formerly the 24th Civil District of Davidson Tennessee, and bounded and described partly according to a survey made by C.J.Carney, Surveyor, March 19, 1963, as follows:

> BEGINNING at a point of the Southerly Margin of a 50-foot unnamed street at the northwest corner of the property conveyed to William Frank Gann and wife, by deed from L.F. Durocher, Jr., wife, of record in Book 2960, page 526, Register's Office for said County; thence with said Gann's western boundary line, south 35 degrees 30' east 665 feet to said Gann's southwest corner; thence north 86 degrees 30' West 1225 feet; thence north 3 degrees east 210 feet; thence north 73 degrees 46 feet east 278 feet; thence north 64 degrees east 392 feet; thence southwardly 25 feet; thence north 73 degrees 38' east 184.8 feet to the beginning containing 8.92 acres, more or less.
>
> INCLUDED IN THIS DESCRIPTION, BUT EXCLUDED HEREFROM:
> A Tract of Land conveyed to Thomas Gayle Gregory and wife, Katherine Arene Gregory by deed of record in Book 10940, page 510, said Register's Office.
>
> Being the same property conveyed to Nathan D. Carlson and wife, Shelly K. Carlson, by deed, of record in instrument No. 20100510-0035305, Register's Office for Davidson County, Tennessee, dated 04/18/2010, and recorded 05/10/2010.

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2017 taxes which have been prorated and are assumed by Grantees (2) will forever warrant and defend the title unto Grantees and to their heirs and/or assigns against all lawful claims; said Register's Office for Davidson County, Tennessee, if any; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

Nathan D. Carlson Grantor

Shelly K. Carlson Grantor

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Nathan D. Carlson and Shelly R. Carlson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 18th day of May, 2017.

TAMMY S. LEMLEY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Tammy S. Lemley
Notary Public
My Commission Expires: 8-13-19

Property Owners Name
and Address:
Ashton & Chala Horne
7771 Ridgewood Road
Goodlettsville, Tennessee 37072

Person Responsible for Payment
of Taxes:
OWNER

PROPERTY ADDRESS: 7771 Ridgewood Road, Goodlettsville, Tennessee 37072
Map and Parcel No. 009 00 0 059.00

STATE OF TENNESSEE, COUNTY OF ROBERTSON, I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $250,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Pamela S. Schultz
Affiant

Subscribed and sworn to before me this the 18th day of May, 2017.

TAMMY S. LEMLEY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Tammy S. Lemley
Notary Public
My Commission Expires: 8-13-19

This instrument was prepared by:
Christina M. Bartee
BATSON NOLAN PLC
105 Fifth Avenue West, Suite 201
Springfield, Tennessee 37172