WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $571,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 6-5-2020 (AFFIX SEAL)

W-VRES-17-1518

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel Luiz Horton and Autumn E. Guzzardi-Horton	New Owner	
(NAME) **1518 Russell Street**	(NAME)	**083-13-0-400.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KRISTIN ELIZABETH WARE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL LUIZ HORTON AND AUTUMN E. GUZZARDI-HORTON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 33 feet of Lot No. 82 and the Westerly 17 feet of Lot 83, Block "J" on the Plan of Subdivision of the Lindsley Home Place of record in Plat Book 29, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of said Lots 82 and 83 front together 50 feet on the Southerly side of Russell Street and extend back between parallel lines 160 feet, more or less, to an alley.

Being the same property conveyed to Kristin Elizabeth Ware, a single person by Warranty deed from Justin Chapman Prince, a single person of record in Instrument No. 20130115-0004561 Register's Office for Davidson County, Tennessee, dated January 10, 2013 and recorded on January 15, 2013.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Matters shown on the Plan of record in Plat Book 2, Page 92, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1518 Russell Street, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170051676 DEEDWARR
Recvd: 06/16/17 12:37 2 pgs
Fees:13.00 Taxes:2114.55
20170616-0060725

Witness my/our hand(s) this the 15th DAY OF JUNE, 2017.

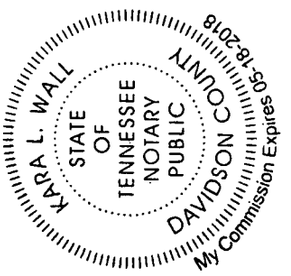
Kristin Elizabeth Ware by Kaz Sermsai as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAZ SERMSAI, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KRISTIN ELIZABETH WARE, and who acknowledged he/she/they executed the same as the free act and deed of the said KRISTIN ELIZABETH WARE.

Witness my hand and official seal, this the 15th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212