File Box 8

BILL GARRETT, Davidson County
Trans:T20170057624 DEEDWARR
Recvd: 07/06/17 11:10 2 pgs
Fees:13.00 Taxes:1450.40
20170706-0067916

| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME this 30th day of May, 2017.<br>Notary Public<br>MY COMMISSION EXPIRES:<br>(AFFIX SEAL) |
|---|---|
| File No. RW0002899 | |

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Derek S. Kruse and Lauren N. Kruse | NEW OWNER | |
| (NAME)<br>1500 Lillian St | (NAME) | 085150 44100 |
| (ADDRESS)<br>Nashville, TN, 37206 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Richard E. Horner and Amy Horner, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Derek S. Kruse and Lauren N. Kruse, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, TN, Being the north part of Lots Nos. 157 and 158, Block "R", on the Map of Lindsley Home Place, of record in Book 2, Page 92, Chancery Court at Nashville, to which plan reference is hereby made for a complete description thereof.**

**Said part of said lots adjoin and front 100 feet on the southerly side of Lillian Avenue and run back between parallel lines along the east margin of South 15th Street, 107.5 feet to a dead line. Description is the same as in the previous deed of record.**

**Being the same property conveyed to Richard E. Horner and Amy Horner, husband and wife by Deed of Correction from JVK Development LLC, recorded October 12, 2016 as Instrument No. 20161012-0107915, in the Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1500 Lillian St, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons

to the said land to the 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 12th day of May, 2017.

Richard E. Horner by Amy Horner as Attorney-in-Fact

Amy Horner

STATE OF Idaho
COUNTY OF Ada

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amy Horner, individually and as attorney in fact for Richard E. Horner, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 8 day of May, 2017.

Kyle M Wells
Notary Public
State of Idaho

Notary Public

My commission expires: 06/11/2021

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206