WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170067809 DEEDWARR
Recvd: 08/07/17 09:57 2 pgs
Fees:13.00 Taxes:1850.00

20170807-0080341

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elberta Express, Inc.	Elberta Express, Inc.	058-00-0-169.00
(NAME)	(NAME)	
136 Rosa L. Parks Blvd.	136 Rosa L. Parks Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(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, we, **Alden Horton, III and Juli G. Horton, also known as Julie G. Horton, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elberta Express, Inc., a Tennessee corporation,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of that certain land or lot as described in Davidson County, Tennessee as follows to-wit:

Tract One:
Being Lot No. 217 on the Plan of Homeland Heights, Section 3, as of record in Book 3700, page 55, amended in Book 7620, page 552, said Register's Office.

Said Lot No. 217 fronts a total of 320.00 feet on the northeasterly side of Homeland Drive, and runs back 342.0 feet on the northwesterly line and 339.5 feet on the southeasterly line to a point of intersection , said lot being triangular in shape.

Tract Two:
Being Lot No. 218 on the Plan of Homeland Heights, Section 3, as of record in Book 3700, page 55, amended in Book 7620, page 552, said Register's Office.

Said Lot No. 218 fronts 125.00 feet on the northeasterly side of Homeland Drive and runs back 339.5 feet on the northwesterly line and 441.0 feet on the southeasterly line to a line in the rear which measures 162.00 feet thereon.

Being the same property conveyed to Alden Horton III and Julie G. Horton, married, by Warranty Deed from Capital Journey, LLC, dated November 26, 2014, of record in Instrument No. 20141205-0111553, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3704 Homeland Drive, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 3700, page 55 and Book 7620, page 552; restrictions of record in Book 3987, page 453 and Book 10929, page 406; easement for septic of record in Book 7299, page 662; and all of record in the Register's Office for Davidson County, Tennessee.

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 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 our hands this 28th day of July, 2017.

Alden Horton, III

Juli G. Horton

State of Tennessee
County of WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Alden Horton, III and Juli G. Horton, 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 purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, Tennessee, this 28th day of July, 2017.

Notary Public
My Commission Expires:

DAVID O. KELLY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 25870A

My commission expires February 02, 2019