BILL GARRETT, Davidson County
Trans:T20170070645 DEEDWARR
Recvd: 08/15/17 11:31 2 pgs
Fees:13.00 Taxes:654.90
20170815-0083587

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Eddie Hornbeak
129 Bonnabrook Drive
Hermitge, TN 37076

MORTGAGEE

SEND TAX BILLS
Owner

MAP-PARCEL:
075-13-0-090.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Grace Wilson, Trustee of The Family Trust Created Under Paragraph #9 of The David F. and Grace Wilson Joint Revocable Trust dated July 30, 2008,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Eddie Hornbeak, an unmarried woman,** 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:

Land in Davidson County, Tennessee, being Lot No. 324 on the plan of Hermitage Hills, Section IV, of record in Book 2900, Page 136, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grace Wilson, Trustee of The Family Trust Created Under Paragraph #9 of the David F. and Grace Wilson Joint Revocable Trust dated July 30, 3008, by Quitclaim Deed executed by Grace Wilson, Trustee of the Amended and Restated David F. and Grace Wilson Joint Revocable Trust u/a/d January 17, 1995 as amended and restated; dated July 22, 2013 of record in Instrument No. 201307220075590, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 3181, Page 587 and Book 4140, Page 232; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 2900, Page 136, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantee.

This is improved property known as **129 Bonnabrook Drive Hermitge, TN 37076.**

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 11th day of August, 2017.

Grace Wilson Trustee

Grace Wilson, Trustee of The Family Trust
Created Under Paragraph #9 of The David F.
and Grace Wilson Joint Revocable Trust, dated
July 30, 2008

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Grace Wilson, Trustee of The Family Trust Created Under Paragraph #9 of The David F. and Grace Wilson Joint Revocable Trust, dated July 30, 2008, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of August, 2017.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC ROBINSON WILSON COUNTY

My Commission Expires: 1.7.20

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $177,000.00.

AFFIANT

Subscribed and sworn to before me this 11th day of August, 2017.

NOTARY PUBLIC

ELIZABETH G. COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/20/22