THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33706-05-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $858,000.00 Affiant Subscribed and sworn to before me this 16th day of August, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Elizabeth Sillay, Karl Arthur Sillay PO Box 120607 Nashville, TN 37212	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 132 14 0 084 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John W. Horrell**, a married man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Sillay and Karl Arthur Sillay,** a married couple ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 804 Alder Ct, Nashville, TN 37220.

This is not the marital residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20170071697 DEEDWARR
Recvd: 08/17/17 16:06 3 pgs
Fees:18.00 Taxes:3174.60
20170817-0084810

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of August, 2017.

John W. Horrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John W. Horrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of August, 2017.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Alder Gate, as of record in Instrument No. 20020307-0029056, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John W. Horrell and wife, Gayle Horrell by deed dated June 20, 2007 from Robert A. Mallory and wife Peggy A. Mallory of record in Instrument No. 20070628-0077171, Register's Office for Davidson County, Tennessee. The parties haing since divorced. Pursuant to the Marital Dissolution Agreement entered in Docket No. 10D-3005, Fourth Circuit Court for Davidson County, Tennessee, Gayle A. Loflin (formerly known as Gyle L. Horrell) conveyed her interest in subject property to John W. Horrell by Quitclaim Deed dated September 29, 2011, of record in Instrument No. 20111012-0079286, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantees. Map and Parcel No. 132 14 0 084 00.
2. All matters appearing on the Plan of record as Instrument No. 20020307-0029056, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6369, page 93 and Book 7008, page 690, Register's Office for Davidson County, Tennessee.