Bill Garrett Davidson County
Batch# 22272 DEEDWARR
11/06/2017 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,753.80
20171106-0113499

WARRANTY DEED

28820

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $474,000.00.

Lee Ann Maloney
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2017.

(Affix Seal) Notary Public

My Commission Expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Nathalie D. Becker	New owner	Map/Parcel
7264 Steinbeck Avenue		105 07 0 L 00200CO
San Diego, CA 92122		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, NATHAN L. HORTON, married, hereinafter called the GRANTOR, has bargained and sold, and by these presents do hereby transfer and convey unto NATHALIE D. BECKER, unmarried, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Being Unit B of the 542 Hamilton Avenue Homes, a Horizontal Property Regime located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 542 Hamilton Avenue Homes, of record as Instrument No. 20140606-0049466, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 542 Hamilton Avenue Homes, contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument No. 20140606-0049466, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Nathan L. Horton, unmarried, by Warranty Deed from MBS Construction, LLC, dated January 30, 2015, of record in Instrument No. 20150202-0009265, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2017 have been prorated between the parties and paid. Subsequent year's taxes are assumed by Grantees. Map/Parcel 105 07 0 L 00200CO.
b. All matters appearing on the Plan of Hamilton's Subdivision, of record in Minute Book 1, page 97, Register's Office for Davidson County, Tennessee.

c. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20140606-0049466, Register's Office for Davidson County, Tennessee.
d. Charter for 542 Hamilton Avenue Homes Homeowners' Association, Inc. of record in Instrument No. 20140604-0048560 as amended in Instrument No. 20140605-0049013, Register's Office for Davidson County, Tennessee.
e. Property Modifications to Split Parcels recorded in Instrument Nos. 20071015-0122105 and 20080116-0005036, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 542B Hamilton Avenue, Nashville, Tennessee 37203

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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Susan Horton, wife of Nathan L. Horton, hereby joins in this conveyance for the purpose of conveying any and all right, title and interest she may have in the subject property by reason of her marital status, or otherwise.

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 31st day of October, 2017:

Nathan L. Horton

Susan Horton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Nathan L. Horton and Susan Horton, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2017:

Notary Public

My commission expires: 12-5-2020

KATHLEEN HALE MCCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021