WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $470,000.00.

Affiant

Subscribed and sworn to me on 11/03/17.

NOTARY PUBLIC
My Commission Expires: 5-6-19

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

AWYER'S ESCROW SERVICE, INC.
021 RICHARD JONES ROAD, SUITE 220
JASHVILLE, TN 37215 SUITE 2

Bill Garrett Davidson County
Batch# 22797 DEEDWARR
11/06/2017 02:34:46 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20171106-0113998

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Henry J Abbott 3708 West End Avenue, Nashville, TN 37205	New Owner	104-06-159.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Alden Horton, III and wife, Juli Horton , hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Henry J Abbott, married hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the Northwest part of Lot No. 117 on the Map of Bransford Realty Company's West End Heights Addition, of record in Book 332, Pages 124 and 125, Register's Office for said County, and described as follows:
>
> Beginning at a point in the Easterly margin of Orleans Drive at the corner of Lots 116 and 117; thence Southeasterly 120 feet to a point; thence Northeasterly 48.5 feet; thence Northwesterly 120 feet to the margin of said Drive; thence with the margin of the same, Southwesterly 60 feet to the point of beginning.
>
> Being the same property conveyed to Alden Horton, III and wife, Juli Horton, by Warranty Deed from Brock Allender, married, recorded on the 1st day of December, 2016 in Instrument No. 20161201-0126124, in the Register's Office of Davidson County, Tennessee.
>
> Grantors warrant that they have never lived in the subject property as married persons and that the subject property is not subject to any marital rights therein.
>
> This is improved property known as 3319 Orleans Drive, Nashville, Tennessee 37212.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims

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 on 11/03/17.

Alden Horton III

Juli Horton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 11/03/17, before me personally appeared Alden Horton III and Juli Horton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 11/03/17

NOTARY PUBLIC

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-6-2017