WARRANTY DEED

Bill Garrett Davidson County
Batch# 36563 DEEDWARR
12/13/2017 08:48:41 AM 2 pgs
Fees: $13.00 Taxes: $1,713.10

20171213-0126843

M-BR-17-907

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $463,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Footsteps, LLC	**Footsteps, LLC**	
(NAME)	(NAME)	
5521 Iron Gate Drive	**5521 Iron Gate Drive**	**083-05-0-242.00**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069	**Franklin, TN 37069-7329**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAULA HORNICK, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FOOTSTEPS, LLC,** hereinafter called the Grantee, its heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly 47.6 feet of Lot No. 11 on the Plan of Subdivision of the Lands of W. F. Todd in the former 18th District of Davidson County, Tennessee, of record in Plat Book 161, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Southerly part of Lot No. 11 hereby conveyed, fronts 47.6 feet on the Easterly side of Twelfth Street, formerly Todd Street, and extends back between parallel lines 210 feet to an alley.

Being the same property conveyed to Paula Hornick, unmarried by Quitclaim deed from Lisa Hornick, unmarried of record in Instrument No. 20111205-0094853 Register's Office for Davidson County, Tennessee, dated November 30, 2011 and recorded on December 05, 2011.

This conveyance is subject to:
- Taxes for the year 2017, a lien due and payable, but not delinquent.
- All matters shown on the Plan of record in Plat Book 161, Page 100, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **907 N 12th Street, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 11th DAY OF DECEMBER, 2017.

Paula Hornick by Fran Patton, attorney-in-fact
Paula Hornick by Fran Patton, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRAN PATTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of PAULA HORNICK, and who acknowledged she executed the same as the free act and deed of the said PAULA HORNICK.

Witness my hand and official seal, this the 11th of December, 2017.

Mary Frances Rudy
Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212