Bill Garrett Davidson County
Batch# 50718 DEEDWARR
01/24/2018 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20180124-0007242

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $535,000.00

Affiant

Subscribed and sworn to before me, this 23rd dat of January, 2018

Notary Public
My commission expires: 4/2/18

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Joseph Michael Horn	SunTrust	118-14-0-134.00
3528 Pleasant Valley Road	1125 Schilling Blvd #100	
Nashville, TN 37204	Collierville, TN 38017	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer Martin, unmarried** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Joseph Michael Horn and Carly Compas Horn, husband and wife** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 66 on the Plan of Longview Manor, Sections One and Two, as of record in Book 1424, page 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Linda M. Shepherd and Jennifer R. Martin by Warranty Deed from Barry A. Walker and wife, Elaine W. Walker dated March 22, 2006 of record as Instrument No. 20060324-0034042, Register's Office for Davidson County, Tennessee. The same property was conveyed to Jennifer R. Martin by Quit Claim Deed from Linda M. Shepherd and Jennifer R. Martin dated August 21, 2017 of record as Instrument NO. 20170822-0085989, Register's Office for Davidson County, Tennessee. The said Quit Claim Deed was corrected by instrument of record as Instrument No. 20180117-0004715, Register's Office for Davidson County, Tennessee.

Being also known as 3528 Pleasant Valley Road, Nashville, Tennessee 37204.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 3528 Pleasant Valley Road, Nashville, TN 37204

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 23rd day of January, 2018.

Jennifer Martin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer Martin,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 23rd day of January, 2018.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2018015682

I, the undersigned, 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.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

