STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 70157 DEEDWARR
03/16/2018 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,846.30
20180316-0025014

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 2018.

Notary Public
MY COMMISSION EXPIRES: 11-8-2021
File No. G18-1114D

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alden E. Horton, III and Juli G. Horton, husband and wife (NAME)	Alden E. Horton, III (NAME)	091-14-35.00 and 91-14-34
5900 Obrien Avenue (STREET ADDRESS)	2006 Ridley Blvd. (STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Millicent Gray Lownes-Jackson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alden E. Horton, III and Juli G. Horton, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to-wit:

Being Lot Nos. 71 and 72 on the plan of WEST NASHVILLE HEIGHTS, as shown by plat of record in Plat Book 332, Page 127, Register's Office for said County. Said Lot Nos. 71 and 72 adjoining and front together 100 feet on the Northerly side of Grundy Street and run back between parallel lines along the Westerly margin of Newton Street to an alley on which the two lots together measure 100 feet.

BEING the same property conveyed to Millicent Gray Lownes, unmarried from The, Advisory Board, Tennessee District Church of The Nazarene, a Corporation, by Deed dated May 15, 1990, in Book 8112, Page 95, in the Register's Office for Davidson County, Tennessee.

Millicent Gray Lownes is now married and known as Millicent Gray Lownes-Jackson. This is not the marital homestead of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5900 Obrien Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and

assigns, against the lawful claims of all persons whomsoever. Whenever 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 15th day of March, 2018.

x _____ March 15, 2018
Millicent Gray Lownes-Jackson Date

STATE OF Tennessee

COUNTY OF Davidson }

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

Witness my hand and official seal, this 15th day of March, 2018.

My Commission Expires: 3/24/18

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, John Cobb Rochford, 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.

JCobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

