(1) Return to: BRIDGEHOUSE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

WARRANTY DEED

Bill Garrett Davidson County
Batch# 75131 DEEDWARR
04/02/2018 09:17:59 AM 2 pgs
Fees: $13.00 Taxes: $669.70

20180402-0029921

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Deanie L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2018.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ALDEN HORTON, III AND WIFE, JULI G. HORTON	New Owner	05204000100
(NAME)	(NAME)	
2006 Ridley Blvd (ADDRESS)	(ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, Dean Everett Flint as Trustee of the Dean Everett Flint Revocable Living Trust dated Dec. 25, 1999, as amended, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALDEN HORTON, III AND WIFE, JULI G. HORTON, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, being the easterly 100 feet of Lot No. 20 and the 100 feet adjacent to and east of the easterly line of said Lot No. 20 on an unrecorded Plat of William I. Love's Larkin Spring Tract, compiled by Mrs. N.W. Myatt, dated February 28, 1940, as follows:

BEGINNING at a point on the S margin of an unnamed Road, 1000 feet east of the point of intersection of said S margin and the E margin of Larkin Spring Road, said point of intersection being 1519 feet S of the point of intersection of the E margin of Larkin Springs Road and the S line of Block "A" of Anderson Subdivision, as of record in Book 974, Page 36 and 37, Register's Office for Davidson County, Tennessee; thence easterly with said S margin of unnamed Road, 200 feet to a point; southerly parallel to the E margin of Larkin Spring Road, 200 feet to the line fence between this tract of land and that property of the Nashville Agricultural & Normal Institute; thence westerly with said fence, 200 feet to a point; thence northerly 200 feet, parallel to Larkin Spring Road to the point of beginning.

Being the same property conveyed to Dean Flint by Special Warranty Deed dated May 27, 2005 from Wells Fargo Bank, N.A. successor by merger to Wells Fargo Home Mortgage, Inc. recorded as Instrument No. 20050602-0062788, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Dean Everett Flint as Trustee of the Dean Everett Flint Revocable Living Trust dated Dec. 25, 1999, as amended, by Quitclaim Deed dated August 23, 2017 from Dean Flint, recorded as Instrument No. 20171023-0108313, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THE RIGHT-OF-WAY OF MANZANO ROAD, AND SUBJECT TO EASEMENTS, IF ANY, THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

unimproved ☐

This is improved ☑ property, known as 256 Manzano Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my, 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. 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 28th day of March, 2018.

Dean Everett Flint as Trustee of the Dean Everett Flint Revocable Living Trust dated Dec. 25, 1999, as amended

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of March, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dean Everett Flint as Trustee of the Dean Everett Flint Revocable Living Trust dated Dec. 25, 1999, as amended**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
July 05, 2021

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

