THIS INSTRUMENT PREPARED BY AND RETURN TO: Karl Yoder
Inspire Closing Services
420 Rouser Rd., Suite 500
Moon Township, PA 15108

Grantee Address
Benjamin Hortman
1717a 6th Ave N
Nashville, TN 37208

Mail Tax Statements to:
Benjamin Hortman
1717a 6th Ave N
Nashville, TN 37208

Bill Garrett Davidson County
Batch# 75629 DEEDWARR
04/02/2018 04:13:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180402-0030699

Warranty Deed

File No: 192118

THIS INDENTURE, made and entered into this 20 day of March, 2018 by and between Benjamin R. Hortman, who acquired title as an unmarried man, party of the first part, Benjamin R. Hortman and Ariel Nicole Hortman, husband and wife as tenants by the entirety with rights of survivorship and party of the second part,

BEING the same premises which Echo Five, LLC in deed dated 10/23/2015 and recorded 10/29/2015 in the DAVIDSON County Recorder's Office in Instrument# 201510290110292, granted and conveyed to Benjamin R. Hortman, unmarried, the Grantors herein.

WITNESSETH: That for and in consideration of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Benjamin R. Horman

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Benjamin R Horman to me known to be the person _ described in and who executed the foregoing instrument, and acknowledged that _ he _ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 20 day of March, 20 18

Notary Public

My commission expires: 11/03/20

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20 day of March, 20 18

11/03/20

PROPERTY ADDRESS: 1717a 6th Ave N, Nashville, TN 37208

Exhibit A
Legal Description

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. A of The Plan of 1717 6th Avenue North Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), as shown on Exhibit "A" of 1717 6th Avenue North Townhomes, of record in Instrument No. 20150129-0008467, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed from Echo Five, LLC to Benjamin R. Hortman, unmarried as set forth in Deed Instrument #201510290110292 dated 10/23/2015, recorded 10/29/2015, DAVIDSON County, TENNESSEE.

Map & Parcel: 081 08 4M 001.00

True Copy Certification

I, Connie Grimes, 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.

Connie Grimes

State of Pennsylvania

County of Beaver

Personally appeared before me, Mark J Appugliese, a notary public for this county and state, Connie Grimes who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mark J Appugliese

Notary's Signature

My Commission Expires: 5/17/19

Notary Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES