WARRANTY DEED



State of Tennessee CAC
County of ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin Hortman	Benjamin Hortman	05216006200
(NAME)	(NAME)	Bill Garrett Davidson County
1208 Berwick Trail	1208 Berwick Trail	Batch# 75646 **DEEDWARR**
(ADDRESS)	(ADDRESS)	04/03/2018 08:11:34 AM 2 pgs
Madison, TN 37115	Madison, TN 37115	Fees: $13.00 Taxes: $925.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180403-0030730

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Richard McAdams, a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Benjamin Hortman and Ariel Hortman, 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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Marlin Meadows, Section Number 5 as shown by plat of record in Plat Book 2133, Page 42, Register's Office for Davidson County, Tennessee, reference to which plan is here made for a particular description of said lot.

Being the same property conveyed to Richard McAdams by Warranty Deed from David S. Lawson, married and Rebecca L. Ballinger, unmarried recorded on January 30, 2017, of record in instrument number 20170130-0009461, in the Registers Office for Davidson County, Tennessee.

The said Richard McAdams warrants that the real estate was not his marital residence.
THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☑

This is improved ☐ property, known as 1208 Berwick Trail, 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 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. 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 hands this 29th day of March, 2018.

Richard McAdams

State of Tennessee
County of Williamson

Personally appeared before me Richard McAdams, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of March, 2018.

Notary Public
My Commission Expires: 11/14/21

File No.: 12794

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON