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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this 27th day of April, 2018

Notary Public
My commission expires 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Bill Garrett Davidson County
Batch# 94300 DEEDWARR
05/18/2018 10:24:53 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20180518-0047723

Address of New Owner:	Send Tax Bills to:	Tax Information
201 Rosebank Avenue Trust 201 Rosebank Avenue Nashville, TN 37206	Same	083-03-0-193.00

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, **Samuel D. Horton,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Hal Mullins, Trustee of 201 Rosebank Avenue Trust,** 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:

Being the west 65 feet of Lot No. 5 on the Plan of George C. Waters' Second Addition, as of record in Book 161, page 172, Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 65 feet on the south side of Rosebank Avenue and runs back between parallel lines, along the east margin of Campbell Street, 160 feet to an alley.

Being the same property conveyed to Samuel D. Horton by Warranty Deed from Cunningham Company dated September 23, 2002 of record as Instrument No. 20020925-0116971, Register's Office for Davidson County, Tennessee.

Being also known as 201 Rosebank Avenue, Nashville, Tennessee 37206.

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 201 Rosebank Avenue, Nashville, TN 37206

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 27th day of April, 2018.

Samuel D. Horton

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 **Samuel D. Horton,** 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 27th day of April, 2018.

Notary Public

My Commission expires: 9/5/2021

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

FILE NO: 2018035771