THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180315309

Bill Garrett
Batch# 94545
05/21/2018 08:47:05 AM
Fees: $13.00 Taxes: $3,293.00
Davidson County
DEEDWARR
2 pgs
20180521-0048111

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $890,001.00.

Affiant

Subscribed and sworn to before me, this 17th day of May, 2018.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph D. Horn 4645 Tara Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 131-14-0-013.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sara Walls and Charles Walls, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joseph D. Horn and Shannon C. Horn, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 243, as shown on the map entitled Tynewood Estates Section Two, of record in Plat Book 2900, pages 89-90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SARA WALLS and CHARLES WALLS, wife and husband, by deed from PAUL K. NELSON and ELIZABETH B. NELSON, husband and wife, of record in Instrument No. 20160620-0062245, dated June 17, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 131-14-0-013.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 2900, pages 89-90, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 3069, page 566, amended in Book 8092, page 372, said Register's Office.

This is improved property located at 4645 Tara Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of May, 2018.

Sara Walls by Kate Rosenthal her attorney in fact — Charles Walls by Kate Rosenthal his attorney in fact

Sara Walls by Kate Rosenthal, her Attorney-in-Fact

Charles Walls by Kate Rosenthal, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Sara Walls and Charles Walls and that she is authorized by Sara Walls and Charles Walls to execute this instrument on their behalf.

Witness my hand, at office, this 17th day of May, 2018.

J Anderson

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 201[illegible]