Bill Garrett Davidson County
Batch# 116457 DEEDWARR
07/13/2018 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $764.12
20180713-0068460

This Instrument Prepared By ~~and Returned To:~~

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180904

~~After Recording Return To The Above.~~

STATE OF TN COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$206,520.00** which is equal to or greater than the amount which would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 18th day of July, 2018.

Notary Public
My Commission Expires: _____

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 07, 2022

WARRANTY DEED

THIS INDENTURE, made this 18th day of July, 2018, among:

LESLIE A. JANSSEN AND MARK A. JANSSEN, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

TABITHA HORTON, a single woman

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. 102 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Leslie Alison Garrison, an unmarried woman by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20050901-0105101 Register's Office for Davidson County, Tennessee, dated August 22, 2005 and recorded on September 01, 2005. (Value of consideration shown in aforementioned deed $119,218.00.)

Being the same property conveyed to Leslie A. Janssen and Mark A. Janssen, wife and husband, as tenants by the entirety by Quitclaim deed from Leslie A. Janssen, formerly known as Leslie Alison Garrison, a married woman of record in Instrument No. 20150610-0054402 Register's Office for Davidson County, Tennessee, dated May 29, 2015 and recorded on June 10, 2015. (Value of

consideration shown in aforementioned deed $0.00.) Being also known as 333 Shadow Glen Drive Nashville, Tennessee 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Leslie A Janssen

Leslie A. Janssen

Mark A. Janssen

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Leslie A. Janssen and Mark A. Janssen, the within named 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 this 18th day of July, 2018.

Notary Public
My Commission Expires:

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Tabitha Horton
Address: 333 Shadow Glen Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: NEW OWNER
Address:
City, State, Zip:

Tax ID: 161-16-0A-102.00-CO

Please return to:
Main Street Title
2231 N Mt Juliet Rd #203
Mt Juliet TN 37122

True Copy Certification

I, Ed Tignor, 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.

Ed Tignor
Signature

State of TN

County of Wilson

Personally appeared before me, Todd A Richards, a notary public for this county and state, Ed Tignor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Todd A. Richards
Notary's Signature

My Commission Expires: 9-10-18
Notary' Seal (if on paper)

