Karen Y Johnson Davidson County
Batch# 150817 DEEDWARR
10/11/2018 02:01:00 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20181011-0100963

Warranty Deed

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $525,000.00. Affiant Subscribed and sworn to before me, this the 5th day of October, 2018. Notary Public My commission expires: 12/15/21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tyler Forehand Meredith Forehand	New owner	
730 Templeton Drive		102-15-0-079.00
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEPHEN ANDREW HORVATH AND KATHERINE DONLON HORVATH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TYLER FOREHAND AND MEREDITH FOREHAND, HUSBAND AND WIFE,** , HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 261 and part of Lot No. 260 on the Plan of Brook Meade, Section VII of record in Plat Book 2331, Page 5, in the Register's Office for Davidson County, Tennessee, Said part of Lot No. 260 being described according to a survey made May 24, 1958, by James A. Hamilton, Jr., Surveyor, as follows.

Beginning at an iron pin in the Northeasterly margin of Templeton Drive at the corner of Lot Nos.260 and 261; thence, North 59 degrees 10 minutes East 196.75 feet to an iron pin; thence, Southerly 31 degrees 6 minutes 52 seconds East, 13.33 feet to an iron pin in the lines between said two lots; thence, with the lines between said two lots, South 62 degrees West 205.6 feet to the beginning.

Said Lot No. 261 fronts 120 feet on the Northeasterly margin of Templeton Drive and extends back Northeastwardly 385.9 feet on the Northwesterly side, 340.1 feet on the Southeasterly side to the beginning of an offset in the rear, which extends 28.4 feet Northwardly and then 47.2 feet Eastwardly to the rear line, which measures 90.4 feet.

Being the same property conveyed to Stephen Horvath, an unmarried person by Warranty deed from Peggy C. Warfield of record in Instrument No. 20080902-0089867 Register's Office for Davidson County, Tennessee, dated August 29, 2008 and recorded on September 02, 2008.

Being the same property conveyed to John T. Cook Trustee by Quitclaim Deed from Stephen Horvath of record in Instrument No. 20090428-0038022, Register's Office for Davidson County, Tennessee, dated April 22, 2009 and recorded on April 28, 2009 and within the same deed the said John T. Cook, Trustee conveyed his interest in the subject property to Stephen Andrew Horvath and Katherine Donlon Horvath, husband and wife.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 730 Templeton Drive, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of October, 2018.

Stephen Andrew Horvath

Katherine Donlon Horvath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stephen Andrew Horvath and Katherine Donlon Horvath, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 4th day of October, 2018.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021