Name and Address of New Owner:
Tyler Wilson Horner and Jessica Joy Tammaro
4300 Kennedy Ave
Nashville TN 37216
Send Tax Bills To:
Tyler Wilson Horner and Jessica Joy Tammaro
Same

This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 242592 DEEDWARR
06/12/2019 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $732.60
20190612-0056593

Map & Parcel No: 061-12-0-21100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ashley Compton**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tyler Wilson Horner and Jessica Joy Tammaro,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Property 1:
A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Tract 2:

Being Lot No. 1 of Block A as shown on the Map of Greenland Estates, as of record in Plan Book 974, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 60 feet on the easterly side of Kennedy Avenue and runs back between parallel lines 150 feet to the rear line measuring 60 feet thereon.

Being the same property conveyed to Ashley Compton by Quitclaim Deed from Ashley Compton, Personal Representative of the Estate of James Michael Compton, recorded on July 13, 2005, and of record in Instrument No. 20050713-0081077, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Michael Compton by Warranty Deed of record in Book 10187, Page 805, Register's Office for Davidson County, Tennessee. Said James Michael Compton died intestate in August 23, 2004. As a result of his death, Ashley Compton, being the sole heir and beneficiary of Decedent, received a One Hundred percent (100%) ownership interest in the real estate described above by virtue of the laws of descent and distribution.

This is improved property commonly known as 4300 Kennedy Avenue, Nashville, TN 37216.

Property 2:
A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Situated in Davidson County, Tennessee, being Unit No. 29, Rutledge House Condominiums of record in Plat Book 6200, Page 318, and amended in Book 11700, Page 26, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jessica J. Tammaro by Warranty Deed from Wayne Bishop, married, recorded on April 01, 2015, and of record in Instrument No. 20150401-0027979, Register's Office for Davidson County, Tennessee.

This is improved property known as 648 2nd Avenue South, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of June, 2019.

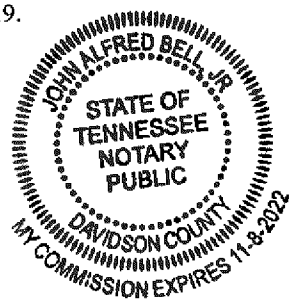
_____(SEAL)
Ashley Compton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of June, 2019, before me personally appeared Ashley Compton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of June, 2019.

_____
Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $198,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th day of June, 2019.

Notary Public
My commission expires: 3-8-2021
File No. 2019-382

True Copy Certification

I, Dellana Loubsen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Loubsen, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

201906120056593