Karen Johnson Davidson County
Batch# 249635 DEEDWARR
06/27/2019 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $912.05
20190627-0062462

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 3.3.20
(AFFIX SEAL)

MARCY MORGAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires March 3, 2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mary White	Same	175 02 0B 224.00
(NAME)	(NAME)	
1603 Sprucedale Dr		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Andrew Hornback, a single person and Allen Hornback, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mary White, an unmarried woman,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the First Civil District of Davidson County, Tennessee, being unit No. 28, as shown on Exhibit B to the Supplement Declaration of Covenants, Conditions and Restrictions and Master Deed of Old Hickory Commons, Section Two and Three, filed for record as Instrument No. 20081117-0113467, as further amended by Instrument Number 20101222-0101832; Instrument Number 20130322- 0028759 and Instrument Number 20140207-0011094, in the Register's Office of Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to Mena M. Gerges and Loeis R. Wilson, Husband and Wife by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation dated December 23, 2013 and recorded January 06, 2014 as Instrument No. 20140106-0001060, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Andrew Hornback, a single person, and Allen Hornback, a single person by Warranty Deed from Father Joshua Mamdouh Gerges (formerly known as Mena M. Gerges) and Loeis R. Wilson, husband and wife dated June 23, 2017 and recorded June 27, 2017 as Instrument No. 20170627-0064519, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1905818SSO

unimproved ☐

This is improved ☒ property, known as 1603 Sprucedale Dr, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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 our hands this 26 day of June, 2019

Andrew Hornback

Andrew Hornback

Allen Hornback, by Andrew Hornback, his attorney in fact

Allen Hornback by Andrew Hornback, as attorney in fact

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Andrew Hornback, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of the said Allen Hornback, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Allen Hornback, for the purposes therein contained.

Witness my hand and official seal, this the 26th of June, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

Returned to:

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

File Number: GRN-1905818SSO

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

