Karen Johnson Davidson County
Batch# 287978 DEEDWARR
09/19/2019 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $812.15
20190919-0094910

21872
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s)
Ryan Gill
2712 Lakeland Dr
Nashville, TN 37214

Send Tax Bills to: and New Owner(s) EAP
Pinnacle Bank
150 3rd Ave S
STE 1000
Nashville, TN 37201

Map-Parcel:
09609007700

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, hereinafter called the Grantors, **Iris A. Horton, a widow**, has bargained and sold, and by these presents do transfer and convey unto **Ryan Gill, an unmarried man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: * Unmarried

LAND in Davidson County, Tennessee, being all of Lot No. 30 on the Plan of Martinwood Heights, as shown by plat appearing of record in Plat Book 2133, page 63 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to Iris A. Horton and Horton W. Horton, wife and husband, as joint tenants with right of survivorship and not as tenants in common, by Quitclaim Deed from Iria A. Horton, dated November 20, 2017, and filed at Instrument No. 20171129-0121511, said Register's Office. The said Horton W. Horton having died on June 12, 2019, with title now vested in Iris A. Horton as surviving joint tenant.

THIS conveyance is subject to: 2019 taxes, prorated and assumed; Restrictions filed in Book 2153, page 577, TVA Power line easement filed in Book 1280, page 245 and Book 1432, page 546; Sanitary Sewer Easement filed in Book 1174, page 366 and Book 4365, page 727; Easement to Airport Authority filed in Book 862, page 803; all matters as shown on the plat of record; and any and all easements, restrictions and zoning regulations which may be applicable to subject property.

This is improved property known as: 2712 Lakeland Drive, Nashville, TN 37214

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** whosoever.

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 my hand as of the date shown on the Notary Form.

Iris A. Horton

Iris A. Horton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Iris A. Horton**, the within named bargainor, 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 at office, this 16th day of September, 2019.

My Commission Expires:

Notary Public



****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

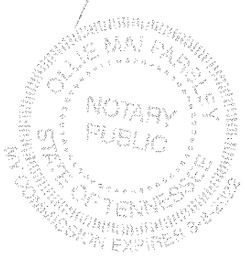
The actual consideration or value, whichever is greater, for this transfer is $219,500.00

Iris A. Horton

Affiant

Sworn to and subscribed before me
this 16th day of September, 2019.

Notary Public
My Commission Expires:



True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022