Karen Johnson Davidson County
Batch# 290209 DEEDWARR
09/24/2019 11:03:20 AM 2 pgs
Fees: $13.00 Taxes: $310.80
20190924-0096944

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gregory Scott Horton Cathleen Horton 528 Natalie Dr. Goodlettsville, TN 37072	Gregory Scott Horton Cathleen Horton 528 Natalie Dr. Goodlettsville, TN 37072	090110A 090.00CO

THIS INDENTURE, made this 20th day of September, 2019 between

Wilda Davis, an unmarried woman

of Monroe County, Kentucky, hereinafter referred to as **Grantor**, and

Gregory Scott Horton and wife, Cathleen Horton

of Sumner County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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

Being Lot No. 90, Unit H-90, as shown on the Plat of Rock Harbor Condominiums, of record in Book 6153, Pages 463-466, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Rock Harbor Condominiums Association, all as described in Book 6153, Page 421, said Register's Office.

Being a portion of the property conveyed to Garndal Davis and wife, Wilda Davis bu Quitclaim Deed dated 4/18/2000 from Garnetta D. Hays of record in Instrument No. 200004200039779, and by Special Warranty Deed dated 3/29/1991 from First American National Bank of record in Book 8319, Page 712, Register's Office for Davidson County, Tennessee. Garnetta D. Hays now being deceased, having died on 11-16-15.

This is (X) improved ( ) unimproved property known as: 515 Basswood Ave, Unit H-90, Nashville, TN 37209

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the

same, and that said premises are free from all encumbrances except the 2019 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

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 said Grantor hereunder sets his/her hand and seal the day and year first above written.

Wilda Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Wilda Davis, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 20th day of September, 2019.

Melissa Heavener
Notary Public
My Commission Expires: 7/3/23

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $84,000.00.

Wilda Davis
Affiant

Sworn to and subscribed before me, this 20th day of September, 2019.

Melissa Heavener
Notary Public
My Commission Expires: 7/3/23

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY