WARRANTY DEED

Karen Johnson Davidson County
Batch# 298933 DEEDWARR
10/10/2019 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,367.15
20191010-0103845

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2019

Notary Public

MY COMMISSION EXPIRES: 7/5/21

(AFFIX SEAL)

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd., Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Erin Anne Horton Robert Logan Horton	Churchill Mortgage Corp.	147 06 0 120.00
(NAME)	(NAME)	
4826 Milner Dr.	761 Old Hickory Blvd Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Sarah E. Noble, a single woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Erin Anne Horton and Robert Logan Horton, wife and husband,** 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 Davidson County, Tennessee, being Lot No. 13 on the Plan of Section One, (Revised) Caldwell Hall, of record in Plat Book 2900, Pages 57- 59, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Lot No. 13 fronts 78 feet on the southerly margin of Milner Drive and extends back 135.5 feet on the westerly line and 143.6 feet on the easterly line to a dead line in the rear, measuring 128.5 feet thereon.

BEING the same property conveyed to Sarah E. Noble, a single woman, by Warranty Deed from Evan G. Crosby and Sarah E. Crosby(f/k/a Sarah E. Maxcy) dated November 25, 2015 and recorded December 10, 2015 in Instrument Number 20151210-0124459, Register's Office for Davidson County, Tennessee.

Subject to Taxes for 2019 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4826 Milner Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 27th day of September, 2019.

Sarah E. Noble BY: ATTORNEY-IN-FACT

Sarah E. Noble
By: Michael Gaughan, Attorney-in-Fact

Michael Gaughan executed this instrument on behalf of Sarah E. Noble, pursuant to a Power of Attorney of record in Instrument No. 20191009-0103435, Register's Office, Davidson County, Tennessee.

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Gaughan with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Sarah E. Noble as her Attorney in Fact as the free act and deed of the within named Michael Gaughan.

WITNESS my hand and seal this 27th day of September, 2019.

Jennifer A Hoffman
Notary Public
My Commission Expires: 6/19/23

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

File No.: 20192176

True Copy Certification

I, Tracey Cerrato, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Tracey Cerrato, 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: 01/24/2023

