Warranty Deed

Karen Johnson Davidson County
Batch# 310424 DEEDWARR
11/04/2019 04:06:30 PM 2 pgs
Fees: $13.00 Taxes: $2,072.00
20191104-0113803

STATE OF TENNESSEE
COUNTY OF DAVIDSON

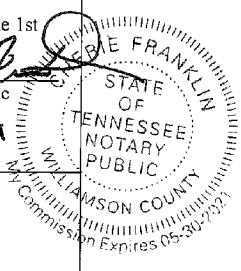
The actual consideration or value, whichever is greater, for this transfer is $560,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of November, 2019.

Notary Public

My commission expires: 5-30-21



THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Britnie F. Turner	Britnie F. Turner	081-08-4M-001.00-CO
1717A 6th Avenue North	150 3rd Ave S, Ste 1800	
Nashville, TN 37208	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BENJAMIN HORTMAN AND ARIEL HORTMAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRITNIE F. TURNER, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. A, of the Plan of 1717 6th Avenue North Townhomes, a Horizontal Property Regime with Private Elements a Planned Unit Development, as shown on Exhibit "A" of 1717 6th Avenue North Townhomes, of record in Instrument No. 20150129-0008467, Register's Office for Davidson, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Benjamin R. Hortman, unmarried by Warranty deed from Echo Five, LLC of record in Instrument No. 20151029-0110292 Register's Office for Davidson County, Tennessee, dated October 23, 2015 and recorded on October 29, 2015.

Being the same property conveyed to Benjamin R. Hortman and Ariel Nicole Hortman, husband and wife as tenants by the entirety with rights of survivorship by Warranty deed from Benjamin R. Hortman, who acquired title as an unmarried man of record in Instrument No. 20180402-0030699 Register's Office for Davidson County, Tennessee, dated March 20, 2018 and recorded on April 02, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1717A 6th Avenue North, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of November, 2019.

Benjamin Hortman

Ariel Hortman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Benjamin Hortman and Ariel Hortman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of November, 2019.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, Yvette Meldrum, 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 - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 5-30-2021