WARRANTY DEED

Karen Johnson Davidson County
Batch# 360909 **DEEDWARR**
02/21/2020 08:39:58 AM 2 pgs
Fees: $13.00 Taxes: $2,258.85

20200221-0019174

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$610,500.00.**

Affiant

Subscribed and sworn to before me, this the 19 day of February, 2020.

Notary Public

My commission expires: 1/17/21
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Courtney L. Horton **Allen C. Horton**	**Regions Bank d/b/a Regions Mortgage**	**Map 103-06-0-L Parcel 001.00co**
5557 Knob Road	**Dept 2520, P.O. Box 2153**	
Nashville, TN 37205	**Birmingham, AL 35287-2520**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jason Robbin, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Courtney L. Horton and Allen C. 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 Unit A on the Homes at 5557 Knob Road, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Homes at 5557 Knob Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20181204-0118244, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 5557 Knob Road, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20181204-0118244, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Jason Robbin, by Deed dated April 29, 2008 from Holly Raulston and husband, Randall McCathren, of record in Instrument No. 20080515-0049728, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor or his spouse.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 5557 Knob Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20181204-0118244, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions and Restrictions of Homes at 5557 Knob Road, of record in Instrument No. 20181204-0118244 and By-Laws appended thereto, Register's Office for Davidson County, Tennessee. 3) All matters shown on the Plan of record in Plat Book 1424, Page 145, said Register's Office. 4) Deeds of Easements for Driveways of record in Book 5996, Page 595 and Book 5996, Page 597, said Register's Office. 5) Taxes for the currenty year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **5557 Knob Road, Nashville, TN 37205**

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 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 hand(s) this _____ day of **February, 2020.**

Jason Robbin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jason Robbin,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19 day of **February, 2020.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.