WARRANTY DEED

Karen Johnson Davidson County
Batch# 368219 DEEDWARR
03/05/2020 03:26:23 PM 2 pgs
Fees: $13.00 Taxes: $993.08

20200305-0025139

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott W Roush	New owner	
(NAME)	(NAME)	033120020.00
432 Gates Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We Myron T. Horst and Heather Horst, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Scott W Roush and Terra M Roush, husband and wife**, hereinafter called the GRANTEE(S), their 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. 202 on the Plan of Gatewood, Section 1, of record in Book 3300, Pages 50, 51, 52 & 53, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description thereof.

Being the same property conveyed to Myron T. Horst and Heather Horst, husband and wife by Warranty Deed from Amanda Dean Trustee of the 432 Gates Road Trust, dated 04/23/2015 and recorded 04/28/2015, of record in Instrument 201504280037980, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 3300, Page 50 to 53, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 3370, Page 121 and Amendment recorded as Book 3398, Page 438, Register's Office for Davidson County, Tennessee.

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, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 432 Gates Road, Goodlettsville, TN 37072
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said

GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 28th day of February, 2020.

Myron T. Horst

Heather Horst

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Myron T. Horst and Heather Horst, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of February, 2020.

Notary Public:
My Commission Expires: 5-17-21

MARILYN C. NEWMAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

MARILYN C. NEWMAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122