WARRANTY DEED

Karen Johnson Davidson County
Batch# 379613 **DEEDWARR**
03/31/2020 09:09:15 AM 2 pgs
Fees: $13.00 Taxes: $1,475.93

20200331-0034245

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$398,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March 2020

Notary Public

MY COMMISSION EXPIRES : 3/13/2022

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS: **Susan Bowers Horr and Robert Gilbert Horr III,**	**SEND TAX BILLS TO: Susan Bowers Horr and Robert Gilbert Horr III,**	**MAP-PARCEL NUMBERS**
(NAME) **7113 Silverwood Trail, Lot 35**	(NAME) **7113 Silverwood Trail, Lot 35**	098-02-0A-035.00
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Hermitage, TN 37076**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF THREE HUNDRED NINETY-EIGHT THOUSAND NINE HUNDRED AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Blackstone Builders Inc, a Corporation

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

Susan Bowers Horr and Robert Gilbert Horr III, 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 35, as shown on the map entitled the Plan of Deerfield Pointe, of record in Instrument No. 20170201-0010846, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to Blackstone Builders Inc by deed in Instrument No 20200107-002157 on 1/7/2020, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **7113 Silverwood Trail, Lot 35, Hermitage, TN 37076**
(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 hand(s) this **26th day of March, 2020**

Blackstone Builders Inc, CD Rushing, President

STATE OF Tennessee

COUNTY OF Wilson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared CD Rushing with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged him or herself to be the President of Blackstone Builders Inc the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand at office on March 26th, 2020.

Notary Public. My Commission Expires:

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 07, 2022