SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 412865 **DEEDWARRSP**
06/10/2020 11:01:19 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50

20200610-0059460

File No.: HK-20-HORTON-606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KIM D. BENNETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dream-More Properties, LLC	NEW OWNER	
(NAME)	(NAME)	
7035 Bethel Road		**026-09-0-085.00**
(ADDRESS)	(ADDRESS)	
Greenbrier, TN 37073		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Alden Horton, III and wife, Juli Garner Horton, (herein referred to as Grantor) has this day bargained and sold, and does hereby transfer and convey unto the said Dream-More Properties, LLC, a Tennessee limited liability company, the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the map of Terra View Subdivision of record in Book 1130, Page 69, revised in Book 1424, Page 4, Register's Office for said county, described as follows:

Said Lot No. 11 fronts 100 feet on the North side of Wade Circle and runs back between lines, 211 feet on the east line, and 249 feet on the west line, to a dead line on which it measures 110 feet.

Included in the above lot, but excluded from this conveyance is a portion of the property conveyed heretofore to the state of Tennessee for highway purposes by deed recorded in Book 4164, Page 384, Register's Office for Davidson County, Tennessee, to which reference is here made for all conditions set out in said deed, especially with regard to the usage of the remaining property not so conveyed. Said exclusion is described as follows:
Beginning at a point in Marvin K. Barry, First and Sadler, et al's south boundary line being Frank D. Crafton's northeast corner; thence with Barry, First and Sadler's line, eastwardly 100 feet to a point; thence S 12 deg. 48 min. 20" W, 185 feet to Crafton's east boundary line; thence with his line northwardly 200 feet to the point of beginning.

Being the same property conveyed to Alden Horton, III, and wife, Juli Garner Horton, by Warranty Deed from Maranatha Assemblies of God, Inc., dated December 27, 2016, recorded December 28, 2016, in Instrument No. 20161228-0136533, in the Register's Office for Davidson County, Tennessee.

This is improved property, known as *606 Wade Circle, Goodlettsville TN 37072*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 hand this 8th day of June, 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

{See attached signature and notary page}

Alden Horton, III

Juli Garner Horton by Alden Horton, III, Attorney-in-Fact

Juli Garner Horton by Alden Horton, III, Attorney-in-Fact

STATE OF Vermont
COUNTY OF Addison

On this the 4th day of June, 2020, before me personally appeared Alden Horton, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of June, 2020.

Notary Public Stephen W Howard
My Commission Expires: 01-31-2021

STEPHEN W HOWARD NOTARY PUBLIC 157.0008150, ORANGE COUNTY, VERMONT

STATE OF Vermont
COUNTY OF Addison

On this the 4th day of June, 2020, before me personally appeared Alden Horton, III to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Juli Garner Horton and who acknowledged he/she/they executed the same as the free act and deed of the said Juli Garner Horton. This instrument executed pursuant to Power of Attorney recorded simultaneously herewith in Instrument No. 20200610-0059459, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 4th day of June, 2020.

Notary Public Stephen W Howard
My Commission Expires: 01-31-2021

STEPHEN W HOWARD NOTARY PUBLIC 157.0008150, ORANGE COUNTY, VERMONT

Record and Return to:
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210