Karen Johnson Davidson County
Batch# 428681 DEEDWARR
06/30/2020 04:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20200630-0070930

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200627695**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $505,000.00. Kelly S. Horn Affiant Subscribed and sworn to before me, this 29th day of June, 2020. Notary Public My Commission Expires: 5.2.22

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

WARRANTY DEED

Address New Owner: Branson T. Horn and Kelly S. Horn 1007 Riverside Drive Nashville TN 37206	Send Tax Bills To: ~~XXXXXXXXX~~ New Owner Mortgage Investors Group 8320 E Walker Springs Lane Knoxville, TN 37923	Tax Information: Tax Parcel ID No. 083 03 0 263.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Atchison and Elaine Atchison, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Branson T. Horn and Kelly S. Horn, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being parts of Lot Nos. 18, 19 and 20 on the Plan of W. S. Ashworth's Resubdivision of Lots 47, 48, 49, and 50 of the Town of Brownsville, as of record in Book 161, Page 153, Register's Office for said County, being the Westerly part of Lot No. 15 on the unrecorded Plan of C.W. Carver's Subdivision, described according to a survey made by Eric Drake, County Surveyor, May 1, 1925, as follows:

Beginning on the Easterly margin of Riverside Drive at a point 114 feet 10 inches South of Southerly, margin of Greenway Avenue , said point being the corner of Lot Nos. 14 and 15; thence with the Easterly margin of Riverside Drive Southwardly 56 1/2 feet to the Northerly margin of an alley; thence with said alley Eastwardly 150 feet; thence Northwardly 50 feet to the corner of Lot Nos. 14 and 15; thence with the line between said two lots Westwardly 174.5 feet to the beginning.

Being the same property conveyed to David Atchison and Elaine Atchison, husband and wife, by Warranty Deed from Franklin M. Gee, unmarried, of record in Instrument No. 20170105-0001184, in the Register's Office of Davidson County, Tennessee, dated December 29, 2016 and recorded on January 5, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W.S. Ashworth's Resubdivision of Lots 47, 48, 49 & 50 of the Town of Brownsville, as recorded in Plat Book 161, Page(s) 153.

This is improved property located at 1007 Riverside Drive Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of June, 2020.

David Atchison

Elaine Atchison

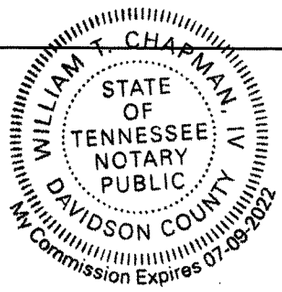
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Atchison and Elaine Atchison, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2020.

Notary Public

My Commission Expires: _____



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

