THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200628105** LISA S. ALLARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $835,000.00. Affiant Subscribed and sworn to before me, this 10th day of July, 2020. Notary Public My Commission Expires: 9/29/2021

Karen Johnson Davidson County
Batch# 436207 DEEDWARR
07/13/2020 10:48:30 AM 2 pgs
Fees: $13.00 Taxes: $3,089.50
20200713-0076170

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Micah James Horton and Colson Horton 5342 Green Valley Court Nashville TN 37220	New Owner	Tax Parcel ID No. 160 05 0 019.00

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, **Curtis J. Navatta and Amanda C. Smith, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Micah James Horton and Colson Horton, 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 Lot No. 104, on the Plan of SECTION TWO OAK HILL ESTATES, of record in Book 4460, Pages 36-38, Register's Office for said County.

Said Lot No. 104 fronts 217.90 feet on the Northwesterly margin of Green Valley Court and extends Northwesterly on the Easterly side a distance of 405.56 feet and on the Westerly side a distance of 506.90 feet to the rear line on which it measures 170.00 feet.

Being the same property conveyed to Curtis J. Navatta and Amanda C. Smith, tenants in common, by Warranty Deed from Raymond L. Hunter and Norma Watson Hunter, husband and wife, of record in Instrument No. 20170801-0077994, in the Register's Office of Davidson County, Tennessee, dated July 14, 2017 and recorded on August 01, 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 SECTION TWO OAK HILL ESTATES, as recorded in Plat Book 4460, Page(s) 36-38.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4537, Page 496.

This is improved property located at 5342 Green Valley Court Nashville TN 37220

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 10th day of July, 2020.

Curtis J. Navatta
by Kate Rosenthal Attorney in fact
Curtis J. Navatta
By: Kate Rosenthal, Attorney in Fact

Amanda C. Smith
by Kate Rosenthal Attorney in fact
Amanda C. Smith
By: Kate Rosenthal, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Curtis J. Navatta and Amanda C. Smith and that she is authorized by Curtis J. Navatta and Amanda C. Smith to execute this instrument on their behalf.

WITNESS my hand, at office, this 10h day of July, 2020.

Ashley Schad
Notary Public

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY