Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2050TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 248,675.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th day of July, 2020.

Notary Public

Commission Expiration: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County

Karen Johnson
Batch# 450196
08/05/2020 08:42:12 AM
Fees: $13.00 Taxes: $920.10

Davidson County
DEEDWARR
2 pgs

20200805-0086504

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Troy B. Ferris 4425 Westlawn Drive, A100 Nashville, TN 37209	**SAME AS NEW OWNER.**	103-08-0A-002.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Harold T. Hornberger, III and Gwendolyn Hornberger, Husband and Wife** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Troy B. Ferris, an unmarried man** 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:

Property known as: 4425 Westlawn Drive, A100, Nashville, TN 37209, County of Davidson

Being Unit No. A-100, as shown on the Plat of Westlawn Green, a condominium, of record in Book 5200, Pages 20-24, Register's Office for Davidson County, Tennessee, and more fully described in deed of record in Book 5294, Page 681, said Register's Office.

Being the same property conveyed to Harold T. Hornberger, III and wife, Gwendolyn Hornberger, as tenants by the entireties, by Correction Quitclaim Deed from Harold T. Hornberger, III, dated 07/01/2001 and recorded 07/03/2001 in Instrument No. 20010703-0070613, said Register's Office. Said Correction Quitclaim Deed was recorded to correct that certain Quitclaim Deed of record in Instrument No. 20010503-0045524, which contained the incorrect legal description.

Tax Map and Parcel ID: 103-08-0A-002.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 4425 Westlawn Drive, A100, Nashville, TN 37209

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 unemcumbered, 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 hand this 24th day of July, 2020.

Harold T. Hornberger, III

Gwendolyn Hornberger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of July, 2020, before me personally appeared **Harold T. Hornberger, III and Gwendolyn Hornberger**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 24th day of July, 2020.

Notary Public

Commission Expiration: 12.05.2020

MICHAEL B. WOODIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires DEC. 5, 2020