WARRANTY DEED

Karen Johnson Davidson County
Batch# 478613 DEEDWARR
09/18/2020 01:19:30 PM 2 pgs
Fees: $13.00 Taxes: $2,257.00

20200918-0107294

G-VRES-20-5315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 9/7/2021

(AFFIX SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary Mayer Horner and Frank Hill Horner	**F&M Bank**	
(NAME)	(NAME)	**091-11-0-415.00**
3592 Highland Park Place	**PO Box 451**	
(ADDRESS)	(ADDRESS)	
Memphis, TN 38111	**Clarksville, TN 37041**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHOEBE ELLIOT CLAGGETT, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY MAYER HORNER AND FRANK HILL HORNER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1226, of Block 188 on the Plan of Extension of Plan No. 1, West Nashville of record in Plat Book 57, Page 173, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amy Williford Sloop and Steven Sloop, wife and husband by Warranty deed from White Pines Building Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160318-0025838 Register's Office for Davidson County, Tennessee, dated March 17, 2016 and recorded on March 17, 2016.

Being the same property conveyed to Phoebe E. Claggett, A Single Woman by Warranty deed from Amy Williford Sloop And Steven Sloop,Wife and Husband of record in Instrument No. 20180322-0027163 Register's Office for Davidson County, Tennessee, dated March 19, 2018 and recorded on March 22, 2018.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 173, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20200212-0016270 in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20200212-0016273, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5315 Indiana Avenue, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 14th DAY OF SEPTEMBER, 2020.

Phoebe Elliot Claggett by Margaret Means, 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, MARGARET MEANS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PHOEBE ELLIOT CLAGGETT, and who acknowledged he/she/they executed the same as the free act and deed of the said PHOEBE ELLIOT CLAGGETT.

Witness my hand and official seal, this the 14th of September, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212