WARRANTY DEED

Karen Johnson Davidson County
Batch# 507463 DEEDWARR
11/02/2020 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20201102-0127941

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00.

C. Michael Brandt
Affiant

Subscribed and sworn to me on 10/28/20.

Brenda Lewis
NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Studio I, GP 1914 & 1916 Seminole Avenue Nashville, TN 37211	Studio I, GP 1916 Seminole Ave Nashville, TN 37211	105-16-0-280.00 105-16-0-281.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, ALDEN HORTON, JR., as Trustee, and ELIZABETH D. HORTON, as Trustee, successors in Trust, under the HORTON LIVING TRUST, dated June 29, 2000, and any amendments thereto, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Studio I, GP, a Tennessee General Partnership, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract No. 1:
Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Corinne Place Resubdivision, as of record in Book 3700, Page 43, Register's Office for Davidson County, Tennessee.

Said Lot Not. 2 fronts 48.65 feet on the Northeasterly side of Seminole Avenue and extends back 76.52 feet on the Southeasterly line and 109.16 feet on the Northwesterly line to the Westerly margin of Dunn Avenue, measuring 58.58 feet thereon.

Tract No. 2:
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Corinne Place Resubdivision, as of record in Book 3700, Page 43, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the Westerly margin of Dunn Avenue at the comer of Lot Nos. 1 and 2; thence with the line between said two lots Southwesterly 76.52 feet to the Easterly margin of Seminole A venue; thence with the Easterly margin of said Avenue Southerly 48.36 feet to the beginning of a curve; thence around said curve which has a 20 foot radius Southeasterly 51.01 feet to the Westerly margin of Dunn Avenue; thence with the Westerly margin of Dunn Avenue Northerly 71.65 feet to the beginning.

Being the same property conveyed to Alden Horton, Jr., as Trustee, and Elizabeth D. Horton, as Trustee, or their successors in Trust, under the Horton Living Trust, dated June 29, 2000, by Warranty Deed from Jay White, dated March 30, 2007 and recorded March 10, 2007, of record in Instrument No. 20070410-0042869, Register's Office for Davidson County, Tennessee.

This is improved property known as 1914 & 1916 Seminole Avenue, Nashville, TN 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 10/28/2020.

Horton Living Trust, dated June 29, 2000
By: Alden Horton, Jr., Trustee

Horton Living Trust, dated June 29, 2000
By: Elizabeth D. Horton, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28 day of October, 2020, before me, the undersigned Notary Public, personally appeared, Alden Horton Jr. and Elizabeth D. Horton, known to me (or proved to me on the basis of satisfactory evidence), to be the trustees of the Horton Living Trust, the within named bargainor, and that they as such trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Horton Living Trust, by themselves as such trustees.

Witness my hand and official seal on 10/28/2020.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

