WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 8/28/24

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 521721 DEEDWARR
11/25/2020 01:06:30 PM 4 pgs
Fees: $23.00 Taxes: $4,995.00
20201125-0138452

File No.: HK-20-NED-HHILL

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alden E. Horton, III and Juli G. Horton	New Owner	
(NAME)	(NAME)	08601009100
2006 Ridley Blvd		08601009000
		08601008900
(ADDRESS)	(ADDRESS)	08601008800
Nashville, TN 37203		08601009200
		08601008300
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **DEAN DODGE, MARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ALDEN E. HORTON, III AND JULI G. HORTON, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Tract I: Map & Parcel Nos. 08601009200 & 08601008300 (1028 & 1032 Hickory Hill Lane, Hermitage, TN 37076)

Land in Davidson County, Tennessee, being Lots 1 and 2 on the Plan of Freeman and Hurd Property, of record in Book 5210, Page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dean Dodge by Warranty Deed from Charles T. Booth, Jr. and wife, Alice M. Booth, dated May 12, 1993, recorded May 13, 1993, in Book 8947, Page 448, in the Register's Office for Davidson County, Tennessee.

Tract II: Map & Parcel Nos. 08601008900 & 08601008800 (1020 & 1024 Hickory Hill Lane, Hermitage, TN 37076)

Land in Davidson County, Tennessee, being Lots 3 and 4 on the Plan of Freeman and Hurd Property, of record in Book 5210, Page 171, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dean Dodge by Warranty Deed from Charles T. Booth, Jr. and wife, Alice M. Booth, dated May 12, 1993, recorded May 13, 1993 in Book 8947, Page 445, in the Register's Office for Davidson County, Tennessee.

Tract III: Map & Parcel Nos. 08601009100 & 08601009000 (1012 & 1016 Hickory Hill Lane, Hermitage, TN 37076)

Land in Davidson County, Tennessee, being Lots 5 and 6 on the Plan of Freeman and Hurd Property, as of record in Book 5210, Page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dean Dodge by Warranty Deed from Charles T. Booth, Jr. and wife, Alice M. Booth, dated May 12, 1993, recorded May 13, 1993 in Book 8947, Page 442, in the Register's Office for Davidson County, Tennessee.

The subject property is not the primary residence of the Grantor.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is ☒ property, known as 1012, 1016, 1020, 1024, 1028 & 1032 Hickory Hill, Hermitage, TN 37076
improved

(House Number) (Street) (City or Town) (Postal Zip)

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 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 13th day of November, 2020.

Dean Dodge

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dean Dodge, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of November, 2020.

Notary Public
My Commission Expires: 9/2/2024

(SEAL)

HANNAH A KOLB
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 2, 2024

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

