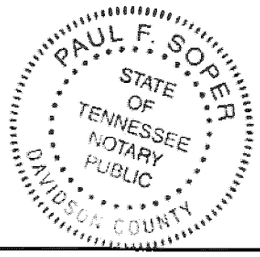
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
South Oak Title of Nashville, LLC, 4301 Hillsboro Road #110, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cynthia A. Horton	new owner	104-09-0K-312.00CO
(NAME)	(NAME)	
3818 West End Ave., 312		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Anna A. Reynolds NKA Anna Peebles, a married woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cynthia A. Horton, a married woman,** 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:

Land in Davidson County, Tennessee, being Unit No. 312 of The Montclair as described in the Master Deed establishing a Horizontal Property Regime of The Montclair, of record in Book 7332, page 380, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7902, page 113, Instrument #20021231-0162451 and Instrument #20030113-0005471, said Register's Office, together with an undivided interest to the common elements appurtenant to said Unit as described in said Master Deed, as amended.

Being the same property conveyed to Anna A. Reynolds by Warranty Deed dated 09/12/2005 from Richard L. Hawk, unmarried of record in Official Records Instrument No. 200509130109853, Register's Office for Davidson County, Tennessee.

The above-mentioned property does not constitute the homestead of the Grantor nor the Grantor's spouse.

unimproved ☐

This is improved ☑ property, known as 3818 West End Ave., 312, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (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 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 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 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.

Karen Johnson Davidson County
Batch# 539563 DEEDWARR
12/21/2020 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20201221-0151326

Witness my/our hands this 16th day of December, 2020.

Anna A. Reynolds NKA Anna Peebles

State of Tennessee
County of Davidson

Personally appeared before me Anna A. Reynolds NKA Anna Peebles, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of December, 2020.

Notary Public Tennessee
My Commission Expires: 6-20-2021

File No.: 20-5860

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **PAUL F. SOPER**, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2021

Notary Seal (if on paper)

