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WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3201076

Return to:

Karen Johnson Davidson County
Batch# 560541 DEEDWARR
01/25/2021 03:46:01 PM 3 pgs
Fees: $18.00 Taxes: $1,720.13

20210125-0010924

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $ 464,900.00

Affiant

Subscribed and sworn to me, this the 21 day of JANUARY, 2021.

Notary Public

My commission expires: 7/9/22

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

Property Address:
607 Centerpoint Lane
Nashville, TN 37209

Parcel ID:
091-15-0E-021.00

Property owner:
C/O HAPPY TARA HOMES
4025 HILLSBORO RD #601
NASHVILLE, TN 37215

Mail tax bills to:
FIRST BANK
722 COLUMBIA AVE
FRANKLIN, TN 37064

THIS INDENTURE is made effective the 21st day of January, 20 21, by **Robert C. Horton and Casey Robinson Horton, husband and wife,** First Parties, for the purpose of conveying the premises described herein to Kathleen W. Fulk, a married woman and Tara McGuire, a ~~married~~ woman Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Unit 21, Richland Station, as shown on Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20140213-0012916, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert C. Horton and Elizabeth C. Robinson, both unmarried, by Warranty Deed dated May 29, 2015 from Richland Station, LLC, recorded June 2, 2015 at Instrument No. 20150602-0051308, in the Register's Office for Davidson County, Tennessee.

Casey Robinson Horton is one and the same person and formally known as Elizabeth C. Robinson.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded at Instrument No. 2014022-00014719 and in Plat Book 421, Page 18; Easement(s) in favor of City of Nashville for Storm Water recorded in Book 1711, Page 486; Subject to an unrecorded sewer easement contained in that certain deed recorded in Book 7791, Page 254; Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement recorded in Book 5756, Page 615; Subject to Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20131122-0120386; Subject to Charter for Richland Station Cottages Homeowners' Association, Inc. recorded at Instrument No. 20140213-0012915 and The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, though, or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Richland Station Homeowners' Association, Inc., of record at Instrument No. 20140213-0012916, Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20____, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Robert C. Horton

Casey Robinson Horton

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY, APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Robert C. Horton**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 22nd day of December, 2020.

NOTARY PUBLIC

My Commission Expires: 11/8/21

CHARLES ONEIL HOSKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY, APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Casey Robinson Horton**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 22nd day of December, 2020.

NOTARY PUBLIC

My Commission Expires: 11/8/21

CHARLES ONEIL HOSKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.