WARRANTY DEED

Karen Johnson Davidson County
Batch# 618392 DEEDWARR
04/19/2021 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $3,156.99
20210419-0052319

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $853,239.33.

Affiant

Subscribed and sworn to me on 04/19/21.

NOTARY PUBLIC
My Commission Expires: 11-6-24

PATRICIA S HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

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 #
Alden Horton III 726 Benton Ave. Nashville, TN 37204	NEW OWNER	105-10-0-287.00

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. and Elizabeth D. Horton, Trustees, or their successors in trust, under the Revocable Horton Living Trust, dated Jun 29, 2000, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Alden Horton III, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract I

Land in Davidson County, Tennessee, being Lot No. 9 and the easterly 27 feet of Lot No. 8 on the Map of Mrs. H. B. Ridley's Re-subdivision of Blocks 8 and 9 of the Waverly Plan, as of record in Book 421, page 1, Register's Office for said County, described as follows:

Said Lot No. 9 and the easterly part of Lot No. 8 front together 75 feet on the northerly side of Benton Avenue, and run back between parallel lines 171 to a dead line.

Tract II

Land in Davidson County, Tennessee, being portions of Lots Nos. 13 and 14 on the plan of Mrs. H. B. Ridley's Re-subdivision of Blocks 8 and 9 on the plan of Waverly, as of record in Book 421, page 1, Register's Office for said County, described as follows: .

Beginning in the southerly line of said lot No. 13 at the intersection thereof with the northerly extension of the line between Lot Nos. 9 and 10 on said plan; thence with said northerly extension, northwardly 90 feet, more or less, to the southwesterly margin of the right of way of Interstate 65; thence with said southwesterly margin, northwestwardly 125 feet, more or less, to the intersection of said southwesterly margin and the westerly line of said lot No. 14; thence with the westerly line of said lot No. 14, southwardly 171 feet, more or less, to the southwest corner of said lot No. 14; thence with the southerly lines of said lots No. 13 and 14, eastwardly 90 feet, more or less, to the point of beginning.

Being the same property conveyed to HORTON LIVING TRUST DATED JUNE 29, 2000, by deed from ALDEN HORTON, JR. AND ELIZABETH D. HORTON, of record in Instrument No. 20000630-0065098, dated June 29, 2000 , said Register's Office.

This is improved property known as 726 Benton Ave., Nashville, Tennessee 37204.

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, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 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 GRANTEES, their 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 our hands on 04/19/21.

Horton Living Trust dated June 29, 2000

By: _____
Alden Horton, Jr., Trustee

By: _____
Elizabeth D. Horton, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Alden Horton, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Trustee of the Horton Living Trust dated June 29, 2000, the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing for the Horton Living Trust dated June 29, 2000 by himself as Trustees.

Witness my hand and official seal on 04/19/21

PATRICIA S HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 06, 2024

_____
NOTARY PUBLIC

My Commission Expires: 11-6-24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Elizabeth D. Horton, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Trustee of the Horton Living Trust dated June 29, 2000, the within named bargainor, and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing for the Horton Living Trust dated June 29, 2000 by herself as Trustee.

Witness my hand and official seal on 04/19/21

PATRICIA S HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 06, 2024

_____
NOTARY PUBLIC

My Commission Expires: 11-6-24

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

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY