WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $415,000.00.

Affiant

Subscribed and sworn to me on 05/03/21.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

Karen Johnson Davidson County
Batch# 629691 DEEDWARR
05/05/2021 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20210505-0060506

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 #
IPA Partners, LLC 2610 Westwood Drive Nashville, TN 37204	NEW OWNER	105 14 0 231.00

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, Elizabeth D. Horton and Alden Horton, Jr., Trustees of the Horton Living Trust, hereinafter called "**GRANTORS**," have bargained and sold, and by these presents do transfer and convey unto IPA Partners, LLC, a Tennessee limited liability company, hereinafter called "**GRANTEE**," its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 6, Block 28 on the Plan of the Subdivision of Block 28, and other blocks in Yarbrough's Subdivision of Woodland, as of record in Book 161, Pages 87 and 104, Register's Office for said County.
>
> Said Lot No. 6 fronts 50 feet on the Easterly side of White Avenue and runs back between parallel lines 167.5 feet to an alley.
>
> Being the same property conveyed to Horton Living Trust: Elizabeth D. Horton, Trustee, and Alden Horton, Jr., Trustee, by Warranty Deed from L. Wayne Peyton and wife, Mary C. Peyton, of record in Instrument No. 20010824-0091745, in the Register's Office of Davidson County, Tennessee, dated August 24, 2001 and recorded on August 24, 2001.

This is improved property known as 2310 White Avenue, 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, 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, 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 GRANTEE, 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 05/03/2021.

Horton Living Trust

Elizabeth D. Horton

By: Elizabeth D. Horton, Trustee

By: Alden Horton, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of May, 2021, 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 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 05/03/2021.

Brenda Lewis

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

