WARRANTY DEED

Karen Johnson Davidson County
Batch# 635054 DEEDWARR
05/13/2021 09:16:12 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20210513-0064534

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES: August 30, 2021

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larimore & Lyons, LLC Cash Balance Plan Two	New Owner	
(NAME) 2540 East Fifth Street	(NAME)	103 01 0 102.00
(ADDRESS) Montgomery, AL 36107	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SHANE S. HORTON, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK LARIMORE, TRUSTEE OF LARIMORE & LYONS, LLC CASH BALANCE PLAN TWO,** 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 Lot No. 3 of Section 5, Cowden Subdivision:

Said Lot No. 3 is more specifically described as follows: Beginning on a stone in the South boundary of the North part of Hill Circle Drive 200 feet East of Cowden Avenue; thence with the boundary of Hill Circle Drive North 82° East 100 feet to a stone; thence South 18° East 136 feet to a stake in the North line of Hill Top Lot; thence with the North line of the Hill Top Lot South 75° 15' West 85.5 feet to a stake; thence North 22° 15' West 147.5 feet to the point of beginning.

Being the same property Conveyed to Fred L. Horton, Jr. by Warranty deed from Mattie E. Lesinsky, Unmarried, record in the Book 10317, Page 720, in the Register's Office of Davidson County, Tennessee, dated January 10, 1997 and recorded on January 13, 1997. Said Frederick L. Horton Jr. died on September 2005.

Being the same property conveyed to Shane S. Horton, by Quitclaim Deed from Rosalyn Horton, Sundai L. Williams, and Shalako L. Horton, record in the Instrument No. 20161018-0109879, in the Register's Office of Davidson County, Tennessee, dated February 02, 2016 and recorded on October 18, 2016. Also see Affidavit of Heirship recorded in Instrument No. 20160111-0002538, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved x
This is improved _ property, known as 6031 Hill Circle Drive, Nashville, TN 37209
(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.

Witness my hand this 7th day of July, 2021

SHANE S. HORTON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 7th day of July, 2021.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public