Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $345,000.00

Tomeka L. Chelly
Affiant

Subscribed and sworn to before me this 9th day of August, 2021.

M. Catherine Clearwaters
Notary Public
My commission expires: 1-6-25

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 698445 **DEEDWARR**
08/16/2021 02:25:34 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20210816-0110510

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Hallie Logan Bain 1032 Horseshoe Dr. Nashville, TN 37216	New owner	061-10-0-186

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Holly Lynn Houston, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Hallie Logan Bain, an unmarried woman** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 18 on the Plan of Locust Grove Estates of record in Plat Book 1424 Page 11 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Lot No. 18 fronts 60 feet of the Westerly margin of Horseshoe Drive and runs back between parallel lines 176.5 feet to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to Holly Lynn Houston, a single woman, by deed from Guadalupe Ramirez and husband, Samuel Ramirez, and Victoria Ramirez, single, of record in Instrument No.20180814-0080341, Register's Office for Davidson County, Tennessee, and dated August 14, 2018.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Locust Grove Estates of record in Plat Book 1424 Page 11 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 1032 Horseshoe Drive, Nashville, TN 37216

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 5 day of August, 2021.

Holly Lynn Houston

Holly Lynn Houston

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 5 day of August, 2021, before me personally appeared Holly Lynn Houston, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5 day of August, 2021.

Notary Signature

My commission expires: 2/12/23



