BILL GARRETT, Davidson County
Trans:T20130026631 DEEDWARR
Recvd: 04/02/13 14:12 2 pgs
Fees:13.00 Taxes:777.00
20130402-0032458

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #13-1101

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Walter P. Baird, and Katherine J. Baird, as tenants by the entirety**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Horizon Novus, LLC**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being a condominium apartment in Davidson County, Tennessee, being Unit No. 120 of Hillsboro Place Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan to the Master Deed of record in Book 5200, Page 725 and amended in Book 5200, Page 757-758, Register's Office for said County, to which reference is hereby made for more complete details and description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Walter P. Baird and Katherine J. Baird, as tenants by the entirety by deed from Ed B. Baird dated April 1, 2006 of record as Instrument No. 20060426-0047585, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 120 Hillsboro Place, Nashville TN, 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 28th day of March, 2013.

Walter P. Baird

Katherine J. Baird

State of Tennessee)
County of Davidson)

On this 28th day of March, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Walter P. Baird and Katherine J. Baird, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-8-15

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 210,000.00.

Affiant

Sworn and subscribed before me on this the 28th day of March, 2013.

Notary Public

My Commission Expires: 7-5-15

NEW OWNER:
Horizon Novus, LLC
~~120 Hillsboro Place~~
~~Nashville, TN 37215~~
2033 Lombardy Ave
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
SAME

TAX MAP-PARCEL #:
117-3-C-120.00