WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/8/13

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130038512 DEEDWARR
Recvd: 05/08/13 12:45 2 pgs
Fees:13.00 Taxes:813.63
20130508-0046574

TRICIA BALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMM. EXP. TENN

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Horizon Novus, LLC	Same as new owner	117070K03600CO
(NAME)	(NAME)	
2033 Lombardy Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PAUL A. JACOBOWSKI AND NANCY L. JACOBOWSKI, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HORIZON NOVUS, LLC, HEREINAFTER CALLED THE GRANTEES, ITS 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 Unit No. 3371, on the Plan of Golf Club Place Condominiums (Hillsboro Pike and Golf Club Lane) of record in Book 9700, Page 293, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Golf Club Place Condominiums, a horizontal property regime established by Master Deed of record in Book 10283, Page 431, amended in Instrument No. 20040616-0071447, Instrument No. 20050105-0001979, and in Instrument No. 20050330-0034571, said Register's Office.

Being the same property conveyed to PAUL A. JACOBOWSKI AND WIFE, NANCY L. JACOBOWSKI by deed from RAY RANDOLPH AND WIFE, RUTH RANDOLPH of record in Instrument No. 20050222-0019019, dated February 22, 2005, said Register's Office.

This conveyance is subject to: 2013 property taxes which are a lien but not yet delinquent; all matters appearing on the Plan of Golf Club Place Condominiums (Hillsboro Pike and Golf Club Lane) of record in Book 9700, page 293, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Golf Club Place Condominiums, a horizontal property regime established by Master Deed of record in Book 10283, Page 431, amended in Instrument No. 20040616-0071447, Instrument No. 20050105-0001979, and in Instrument No. 20050330-0034571, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3371 Golf Club Lane, Nashville, TN 37215

(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 our hands this 30th day of April, 2013.

Paul A. Jacobowski
By: Paul F. Soper, attorney in fact

Nancy L. Jacobowski
By: Paul F. Soper, attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Paul A. Jacobowski and Nancy L. Jacobowski, husband and wife, as their duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Paul A. Jacobowski and Nancy L. Jacobowski.

Witness my hand and official seal at Office, this 30th day of April, 2013

Notary Public

My Commission Expires: 9/8/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.