WARRANTY DEED

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2015

Notary Public:

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Paul Horace	NEW OWNER	Parcel ID:
120 Aarons Cress Blvd.		087100A00800CO
Hermitage, TN 37076		

FOR AND IN 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

Elfreida P. Nowak, Trustee of the Elfreida P. Nowak Trust

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Paul Horace and wife, Doreen Horace
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:

BEING Lot No. 108, Aarons Cress, Phase 1-A, a cluster lot development, of record in Plat Instrument Number 20061219-0156396, Register's Office for Davidson County, Tennessee, of which plat reference is hereby made for a more complete description.

Being the same property conveyed to Elfrieda P. Nowak, Trustee of the Elfrieda P. Nowak Trust, by deed from H. Group, LLC, a Tennessee Limited Liability Company, of record in Instrument 20070628-0077169, said Register's Office, dated June 26, 2007.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20060131-0012116, and amended in Instrument 20130123-0007564, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Instrument Number 20061219-0156396, said Register's Office; (3) Sewer Easement of record in Book 11643, Page 669, 672, and 675 and Book 6909, Page 812, said Register's Office; (4) Right of Way for Ingress & Egress of record in Book 3816, Page 688; Book 5052, Page 201; and Book 6284, Page 260, said Register's Office; (5) Storm Water Detention Agreement of record in Instrument 20060517-0058051, said Register's Office; (6) Sign Easement of record in Instrument 20070514-0057523, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 120 Aarons Cress Blvd., Hermitage, TN 37076

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 27th day of October, 2015.

Elfreida Nowak

Elfreida P. Nowak, Trustee of the Elfreida P. Nowak Trust

BILL GARRETT, Davidson County
Trans:T20150093037 DEEDWARR
Recvd: 11/02/15 10:58 2 pgs
Fees:13.00 Taxes:1757.50

20151102-0111098

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 Elfrieda P. Nowak, Trustee of the Elfrieda P. Nowak Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Trustee of the Elfrieda P. Nowak Trust, and as such Trustee, she is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of October, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.