WARRANTY DEED

2017-749

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th day of April, 2017.

(Affix Seal)

Notary Public

My Commission Expires: 6-30-2019

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
On the Horizon Homes, LLC 4016 Brick Church Pike Nashville, TN 37207	SAME	08203048400

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Karen Gowen Halter**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **On the Horizon Homes, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 916 N. 5th Street, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot Number 21 on the plan of Sharpe and Crutcher's Addition, of record in Book 57, Page 82, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot Number 21 fronts 50 feet on the westerly side of North 5th Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Karen Gowen from Karen Gowen by Quitclaim Deed dated June 3, 2010 and recorded June 8, 2010 in Instrument Number 201006080044509, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 916 N. 5th Street, Nashville, TN 37207.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

BILL GARRETT, Davidson County
Trans:T20170034210 DEEDWARR
Recvd: 04/24/17 10:45 2 pgs
Fees:13.00 Taxes:647.50
20170424-0039816

Witness my/our hand(s) this 18th day of April, 2017

Karen Gowen Halter

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Karen Gowen Halter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of April, 2017.

Notary Public
My Commission Expires: 6-30-2019

APRIL G. NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY