Bill Garrett Davidson County
Batch# 4183 DEEDWARR
09/25/2017 02:47:33 PM 2 pgs
Fees: $13.00 Taxes: $425.50
20170925-0098043

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

Subscribed and sworn to before me, this 13th day of September, 2017.

Notary Public
My commission expires: 12-4-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Horizon Properties	Finance of America Commercial	060-16-0-080.00
2702 Brunswick Drive	5 Revere Drive, Suite 130	
Nashville, TN 37207	Northbrook, IL 60062	

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, **Oscar Drake and Thelma Drake,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Horizon Properties,** 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. 27, on the Map of Capitol View Subdivision, of record in Book 974, Pages 52 and 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 75 feet on the southerly side of Brunswick Drive and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Oscar Drake, Jr. and wife, Thelma A. Drake by Warranty Deed from Robert Leonard Skeggs, Jr. and wife, Janey Skeggs, a/k/a Janet Skeggs dated July 19, 2002 of record as Instrument No. 20020724-0088819, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Robert Leonard Skeggs, Jr. and wife, Janet Skeggs by Quitclaim Deed from Margaret Skeggs dated February 13, 2001 of record as Instrument No. 20020321-0035114, Register's Office for Davidson County, Tennessee. The said Robert Leonard Skeggs, Jr., having died on August 19, 2000 in Davidson County, Tennessee, leaving Janet Skeggs surviving, as tenant by the entirety.

Being also known as 2702 Brunswick Drive, Nashville, Tennessee 37207.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 2702 Brunswick Drive, 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(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.

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 the 13th day of September, 2017.

Oscar Drake

Thelma Drake

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Oscar Drake and Thelma Drake,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 13th day of September, 2017.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2017075389

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD