Bill Garrett Davidson County
Batch# 23606 DEEDWARR
11/08/2017 11:09:32 AM 2 pgs
Fees: $13.00 Taxes: $266.40
20171108-0114974

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 $72,000.00

Affiant

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 31st day of October, 2017.

Notary Public
My commission expires: 1-24-21

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Nayeli Valencia	← Same	P/O 015-00-0-058.00
0 Morgan Road		
Joelton, TN 37080		

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, **Horizon Properties, LLC**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Nayeli Valencia,** 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:

A tract of land in the Fourteenth Civil District of Davidson County, Tennessee, being a portion of the property as described in Instrument No. 20170524-0051483, Register's Office for Davidson County, Tennessee, and more particularly described as follows according to a survey by Caldwell Engineering & Surveying dated May 8, 2017:

Beginning at an iron pin (new) in the South right-of-way of Morgan Road (25' from center line), same being the N 87 degrees 30' 00" W 209.28' from Everhart's northwest corner as described in Instrument #00007379 0000109, same being the northeast corner of the herein described tract, thence leaving the right-of-way and severing this tract S 2 degrees 10' 56" W 1,258.56' to an iron pin (new), thence with Barnes as described in Instrument # 20011207 0138762 N 87 degrees 31' 04" W 240.48' to an iron pin (new), thence with Watson, as described in Instrument #20151204 0122264 N 2 degrees 00' 56" E to an iron pin (new) in the south right-of-way of Morgan Road, thence with the right-of-way S 87 degrees 30' 00" E 244.16' to the point of beginning, containing 7.00 acres, more or less.

Being part of the same property conveyed to Horizon Properties, LLC by Warranty Deed from Travis Jones and Anthony Jones and David E. Jones dated May 22, 2017 of record as Instrument No. 20170524-0051483, Register's Office for Davidson County, Tennessee.

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 **0 Morgan Road, Joelton, TN 37080.**

This conveyance is subject to the following: (1) Application for Greenbelt Assessment of record as Instrument No. 20090204-0009486, Register's Office for Davidson County, Tennessee.

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 31 day of October 2017.

Horizon Properties, LLC

By: _____

Its: Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Paul Stagner, Member for **Horizon Properties, LLC,** the within named bargainor, a Tennessee **limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such member.

Witness my hand and official seal at Brentwood, Tennessee, this the 31st day of October 2017.

_____
Notary Public

My Commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

FILE NO: 2017085488