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 $151,000.00

Affiant

Subscribed and sworn to before me, this 27th day of November, 2017

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Bill Garrett
Batch# 30879
11/29/2017 10:39:36 AM
Fees: $13.00 Taxes: $558.70

Davidson County
DEEDWARR
2 pgs

20171129-0121639

Address of New Owner:	Send Tax Bills to:	Tax Information
Horizon Properties, LLC 626 Philwood Drive Nashville, TN 37214	← Same	096-11-0-092.00

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, **Sonda Leonard,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Horizon Properties, LLC, a Tennessee limited liability company,** 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:

Land in Davidson County, Tennessee, Being Lot No. 804, Cloverhill Subdivision, Section 10, as of record in Plat Book 2331, page 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sonda Leonard, a single woman, by Warranty Deed from Kathryn J. Dailey and husband, and Mark D. Dailey, dated November 26, 2013 of record as Instrument No. 20131202-0122240, Register's Office for Davidson County, Tennessee.

Being also known as 626 Philwood Drive, Nashville, Tennessee 37214.

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 626 Philwood Drive, Nashville, TN 37214

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 27th day of November, 2017.

Sonda Leonard

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 **Sonda Leonard,** 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 27th day of November, 2017.

Notary Public

My Commission expires: 1·29·21

FILE NO: 2017115609

