Bill Garrett Davidson County
Batch# 92884 DEEDWARR
05/15/2018 04:14:30 PM 3 pgs
Fees: $18.00 Taxes: $3,600.10
20180515-0046489

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $973,000.00. Affiant Subscribed and sworn to before me, this 15th day of May, 2018. Notary Public My Commission Expires: 10-14-2019

DONNA L. HALL NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Address New Owner As Follows: Horizons USA P.O. Box 27 Cookeville, TN 38503	Send Tax Bills To: New Owner	Map-Parcel Number: 116-12-0J-003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN GOLDSMITH AND WIFE, KAREN GOLDSMITH**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **HORIZONS USA, a Tennessee general partnership**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Subdivision Plat of Elder Place Subdivision, a Cluster Lot Development, Estes Road, of record as Instrument No. 20030807-0112667, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven Goldsmith and wife, Karen Goldsmith, by deed from HR Properties of Tennessee, a Tennessee general partnership, of record as Instrument No. 20050518-0056002, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2018 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 4955, page 35, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plan of record as Instrument No. 20030807-0112667, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement of record as Instrument No. 20030611-0080499, Register's Office for Davidson County, Tennessee.

5. Requirements contained in Warranty Deed of record as Instrument No. 20030811-0114117, Register's Office for Davidson County, Tennessee.

6. Elder - Place Restrictive Covenants of record as Instrument No. 20050518-0055988, as amended in Instrument No. 20180411-0034167, as corrected in Instrument No. 20180420-0037482 and Instrument No. 20180502-0041579, Register's Office for Davidson County, Tennessee.

7. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **4114 Elder Place, Nashville, TN 37215.**

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, its successors and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of May, 2018.

Steven Goldsmith

Karen Goldsmith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven Goldsmith and Karen Goldsmith, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of May, 2018

(Seal)

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

Notary Public

My Commission Expires: 09/07/21

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201805150046489

True Copy Certification

I, William T. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

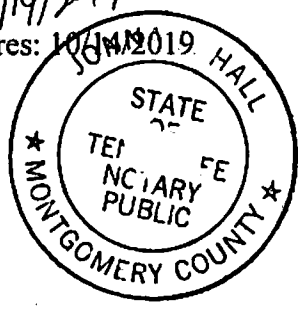
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, William T. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/14/2019

Notary's Seal



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