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

Karen Y Johnson Davidson County
Batch# 172221 DEEDWARR
12/10/2018 10:49:15 AM 2 pgs
Fees: $13.00 Taxes: $1,452.25

20181210-0119962

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $302,500.00

Affiant

Subscribed and sworn to before me, this 29th day of November, 2018.

Notary Public
My commission expires: 7-6-2020

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

Address of New Owner:	Send Tax Bills to:	Tax Information:
Horizon Properties, LLC	Finance of America Commercial	083-02-0-019.00
1317 Greenwood Ave	801 Warrenville Road, Suite 260	
Nashville, TN 37206	Lisle, IL 60532	

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, **Miguel A. Cruz and Magda L. Cruz, husband and wife,** 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. B, on the Plan of The Resubdivision of Lots 8 & 9 J. W. Love's Subdivision of Greenwood, as shown on plat of record in Plat Book 3106, page 5, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Miguel Cruz by Warranty Deed form Robert O'Grosky dated June 28, 2007 of record as Instrument No. 20070702-0078440, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Miguel A. Cruz and Magda L. Cruz, husband and wife, by Quitclaim Deed from Leslie Garside, Trustee, dated April 28, 2014 of record as Instrument No. 20140512-0040209, 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 1317 Greenwood Ave, Nashville, TN 37206

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 28th day of November, 2018.

Miguel A. Cruz

Magda L. Cruz

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 **Miguel A. Cruz and Magda L. Cruz,** 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 28th day of November, 2018.

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: 2018116044