WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

MICHAEL R DOBBS
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 3.3.21
(AFFIX SEAL)

PHILIP ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 210686 DEEDWARR
03/28/2019 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20190328-0027996

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK190154TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Horizon Properties, LLC	New Owner	
(NAME)	(NAME)	
2226 Skinner Rd.		075-06-0-063.00
(ADDRESS)	(ADDRESS)	
Arrington, TN 37014		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Fifty Thousand And No/100 Dollars ($150,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARY F. ROSA, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HORIZON PROPERTIES, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 347 on the Plan of Hermitage Estates, Section II of record in Plat Book 3700, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary F. Rosa, a single person by Warranty deed from Loretta Baggett and husband, David G. Baggett, Sr of record in Instrument No. 20100707-0053258 Register's Office for Davidson County, Tennessee, dated June 30, 2010 and recorded on July 07, 2010.

unimproved ☐
This is improved ☒ property, known as 361 Monaco Drive, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Mary F. Rosa, this 27 day of MARCH 27 2019

MARY F ROSA BY MICHAEL R DOBBS
Mary F. Rosa By Michael R. Dobbs, her Attorney in Fact

State of Tennessee
County of WILLIAMSON

I, G. PHILIP ANDERSON, a Notary Public in and for said County and State, do hereby certify that **Michael R. Dobbs**, Attorney-in-Fact for Mary F. Rosa, personally appeared before me this day, and being by me duly sworn, says that (s)he executed the foregoing and annexed instrument for and in behalf of Mary F. Rosa and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded contemporaneously herewith in the Office of the Register of Deeds for Davidson County, Tennessee and that this instrument was executed under and by virtue of the authority given by said instrument granting his/her power of attorney; that the said **Michael R. Dobbs**, Attorney-in-Fact, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Mary F. Rosa. Therefore, let the said instrument, together with this certificate, be registered.

WITNESS my hand and official stamp or seal, this the 27 day of MARCH, 2019

G. PHILIP ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public:
My Commission Expires: 3.3.2020

True Copy Certification

I, Danielle Chandler, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt, a notary public for this county and state, Danielle Chandler who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8-4-20

Notary Seal

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY