This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $124,750.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20192364	Affiant Sworn to and subscribed before me this 22nd day of November, 2019. Notary Public My Commission Expires: 3-7-23
After Recording Return To The Above.	

T. P. BOSHEARS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 22nd day of November, 2019, among:

WALTER F. FIGUEROA

A MARRIED MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

Karen Johnson Davidson County
Batch# 318835 DEEDWARR
11/25/2019 09:40:56 AM 3 pgs
Fees: $18.00 Taxes: $461.58
20191125-0121329

AND

HORIZON PROPERTIES, LLC
A Tennessee limited liability company

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being the northerly 47 feet 6 inches of Lot 3, and the southerly 15 feet of Lot 4, Block "C", on the revised Map of Rainbow Terrace Subdivision, as shown of record in Book 1130, Page 85, Register's Office of Davidson County, Tennessee. Said parts of said lots adjoin and front together 62 feet 6 inches on the easterly side of Lanier Drive, and run back between lines 150 feet to a dead line.

Being the same property conveyed to Walter F. Figueroa, a married man by Warranty deed from Carter Bolling, unmarried of record in Instrument No. 20100429-0032584 Register's Office for Davidson County, Tennessee, dated April 26, 2010 and recorded on April 29, 2010.

Being also known as 447 Lanier Dr Madison, Tennessee 37115.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Walter F. Figueroa

Annay Rivas Suarez

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Walter F. Figueroa and Annay Rivas Suarez, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of November, 2019.

Notary Public
My Commission Expires: 3.7.23

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Owner Name & Property Address:

Name: Horizon Properties, LLC
Address: 447 Lanier Dr
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Horizon Properties, LLC
Address: 2226 Skinner Rd
City, State, Zip: Arrington, TN 37014

Tax ID: 052-02-0-085.00