THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190520704

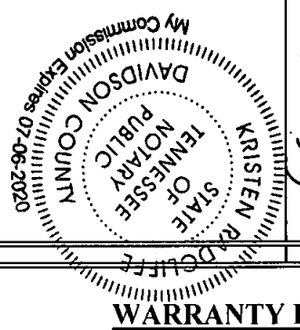
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $195,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of November, 2019.

Notary Public
My Commission Expires: 7-6-2020



Karen Johnson Davidson County
Batch# 322179 DEEDWARR
11/27/2019 01:35:38 PM 2 pgs
Fees: $13.00 Taxes: $721.50

20191127-0122924

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
On the Horizon Homes, LLC 311 Capital Street Old Hickory TN 37138	New Owner	Tax Parcel ID No. 063-08-0-101.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Maurice Sanders, Jamaal Sanders, Mildred Sanders Buford, Jessie M. Sanders, and Annie Sanders White** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **On the Horizon Homes, LLC, a Nevada limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22 & 24, Block B-1 on the Map of Hadleys Bend City of record in Plat Book 421, Page 120, 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 Percy T. Sanders, Mildred Sanders Buford, Jessie M. Sanders and Annie Sanders White by Quitclaim deed from Percy T. Sanders of record in Instrument No. 20050302-0022863 Register's Office for Davidson County, Tennessee, dated February 28, 2005 and recorded on March 2, 2005.

Percy T. Sanders having died intestate on November 3, 2015 in Davidson County, Tennessee. Maurice Sanders and Jamaal Sanders being his only surviving heirs as referenced in Affidavits of Heirship of record in Instrument No. 20191127-0122922 and Instrument No. 20191127-0122923. Grantors warranty that they have never lived in the subject property as their marital residence and that the property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of November, 2019.

Maurice Sanders

Jamaal Sanders

Mildred Sanders Buford

Jessie M. Sanders

Annie Sanders White

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Maurice Sanders, Jamaal Sanders, Mildred Sanders Buford, Jessie M. Sanders, and Annie Sanders White, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of November, 2019.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON