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 $135,000.00 ~~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. 20202589	Affiant Sworn to and subscribed before me this 17th day of January, 2020. Notary Public My Commission Expires: 3-7-23
After Recording Return To The Above.	

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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 346860 DEEDWARR
01/23/2020 09:34:16 AM 3 pgs
Fees: $18.00 Taxes: $499.50
20200123-0008291

THIS INDENTURE, made this 17th day of January, 2020, among:

HORIZON PROPERTIES, LLC,

A TENNESSEE LIMITED LIABILITY COMPANY

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

AND

CLEARSKY GROUP, INC
A California Corporation

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 Lot No. 82 on the Plan of Section 2, Arrowhead Estates, of record in Plat Book 5050, Page 83, 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 Horizon Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Homer W. Keen and Deborah J. Keen and Homer W. Keen, Jr., of record in Instrument No. 20191205-0125516, Register's Office for Davidson County, Tennessee, dated December 04, 2019 and recorded on December 05, 2019.

Being also known as 241 Warrior Road, 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.

Horizon Properties LLC

BY: _____

Paul Stagner

ITS Member

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Paul Stagner*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***Member*** of ***Horizon Properties, LLC .*** the within named bargainor, and that he/she as such ***Member*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***Member***.

Witness my hand and official seal this 17th day of January, 2020.

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

_____
Notary Public
My Commission Expires: 3.7.23

Owner Name & Property Address:

Name: Clearsky Group, Inc
Address: 241 Warrior Road
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Clearsky Group, Inc
Address: 2801 B Street #70
City, State, Zip: San Diego CA 92102

Tax ID: 043-15-0-252.00