This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20202659 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$203,000.00;** which is equal to or greater than the amount which the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 18th day of March, 2020 Notary Public My Commission Expires: 1/17/21

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this _____ day of March, 2020, among:

HORIZON PROPERTIES, LLC,

A TENNESSEE LIMITED LIABILITY COMPANY

a Texas limited liability company, its successors and/or assigns (the "**Grantor**")

AND

EVAN HUTCHINGS,

Unmarried man

including all 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".

Karen Johnson Davidson County
Batch# 374566 DEEDWARR
03/19/2020 09:17:31 AM 3 pgs
Fees: $18.00 Taxes: $751.10

20200319-0030278

EH

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 Plat Book 1130, Page 85, in the Register's Office for Davidson County, Tennessee. Said part 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 the same property conveyed to Horizon Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Walter F. Figueroa a Married man of record in Instrument No. 20191125-0121329 Register's Office for Davidson County, Tennessee, dated November 22, 2019 and recorded on November 25, 2019.

Being also known as 447 Lanier Drive 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.

EH

IN WITNESS WHEREOF the undersigned has executed this instrument in accordance with its Operating Agreement and pursuant to a properly issued resolution authorizing the same.

Horizon Properties, LLC

BY: _____

Paul Stagner

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 ***Horizon Properties, LLC*** 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 16th day of March 2020.

_____
Notary Public
My Commission Expires: 3-7-23

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

Owner Name & Property Address:

Name: Evan Hutchings
Address: 447 Lanier Drive
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Homestar Financial Corp
Address: 332 Washington St. NW
City, State, Zip: Gainesville, GA 30501

Tax ID: 052-02-0-085.00

EH