Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0919

Karen Johnson Davidson County
Batch# 391579 **DEEDWARR**
04/24/2020 03:59:29 PM 2 pgs
Fees: $13.00 Taxes: $969.40

20200424-0043466

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of April, 2020

Notary Public

Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
On The Horizon Homes, LLC 916 North 5th Street Nashville TN 37207	1001 N 6th Street Nashville TN 37207 (new owner)	072-14-0-053.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Brian J. Carter and Krista A. Mazza Carter, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

On The Horizon Homes, 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 the Northerly 145.0 feet on Lot Number 31 in N. J. Gibson's Addition Lot No. 2 of Cahal Plan, of record in Plat Book 161, Page 165, in the Register's Office for Davidson County, Tennessee and more particularly described as follows:

Said Northerly part of Lot Number 31 fronts 57.0 feet on the Southerly side of East Cahal Avenue, and runs back between parallel lines with the Westerly margin of North 16th Street 145.0 feet to a dead line, measuring 57.0 feet thereon.

Being the same property conveyed to Brian J. Carter and Krista A. Mazza Carter, husband and wife by Warranty deed from Brittany L. Davis, unmarried of record in Instrument No. 20141002-0091359 Register's Office for Davidson County, Tennessee, dated September 26, 2014 and recorded on October 02, 2014. (Value of consideration shown in aforementioned deed $155,000.00.)

Being also known as 1152 Cahal Avenue, Nashville, Tennessee 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1152 Cahal Avenue, Nashville, TN 37206

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 so

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

Dated this the 14th day of April, 2020.

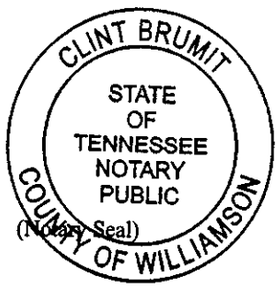
Brian J. Carter

Krista A. Mazza Carter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brian J. Carter and Krista A. Mazza Carter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 14th day of April, 2020.



(Notary Seal)

Notary Public
My Commission Expires: 1/12/2023