File 33268-8 Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 414686 DEEDWARR
06/15/2020 10:53:31 AM 2 pgs
Fees: $13.00 Taxes: $1,035.63

20200615-0060846

A-CW-20-1152

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/17/21
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Catherine G. Alexander	**Capstar Bank**	
(NAME) **1152 Cahal Ave**	(NAME) **2002 Richard Jones Rd Suite 300A**	**PART OF 72-14-0-053.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ON THE HORIZON HOMES LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CATHERINE G. ALEXANDER, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1152 Cahal on the Plan of 1152 Cahal Avenue, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Eleven-Fifty-Two Cahal Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200605-0057806, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 1152 Cahal Avenue, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20200605-0057806, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being part of the same property conveyed to Brian J. Carter and Krista A. Mazza Carter by Deed dated September 26, 2014 from Brittany L. Davis of record in Instrument No. 20141002-0091359, Register's Office for Davidson County, Tennessee, and further being part of the same property conveyed to On The Horizon Homes, LLC, a Tennessee Limited Liability Company, by Deed dated April 14, 2020 from Brian J. Carter and Krista A. Mazza Carter, husband and wife, of record in Instrument No. 20200424-0043466, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 165, Register's Office for Davidson County, Tennessee.
- Easement for Telecommunications of record in Instrument Number 20120228-0017172, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easements of record in Book 3466, Page 218 and Book 3466, page 234, in the Register's Office for Davidson County, Tennessee.
- Possible right of Railroad to increase its right-of-way to the full extent of its charter.
- Declaration of Covenants, Conditions and Restrictions for Eleven-Fifty-Two Cahal Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200605-0057806, in the Register's Office for Davidson County, Tennessee
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1152 Cahal Ave, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 12 DAY OF JUNE, 2020.

On The Horizon Homes LLC

BY: David Morgan
David Morgan
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID MORGAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of ON THE HORIZON HOMES LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of June, 2020.

Notary Public
My Commission Expires: 1-3-23
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212