BILL GARRETT, Davidson County
Trans:T20140025695 DEEDWARR
Recvd: 04/16/14 11:53 2 pgs
Fees:13.00 Taxes:444.00
20140416-0031780

WARRANTY DEED

ROBBIN TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXP. SEPT. 9, 2014

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 9.9.2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 North Mount Juliet Road, Suite 110, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronda A. Cook	Ronda A. Cook	053060A16600CO
(NAME)	(NAME)	
157 Powers Road	157 Powers Road	
(ADDRESS)	(ADDRESS)	
Oakdale, TN 37829	Oakdale, TN 37829	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Helen J. Cantrell, Trustee of the Charles A. Cantrell, Sr. Revocable Living Trust Agreement, dated October 30, 2001**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stonehorse Real Estate Holdings, 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, described more fully as follows:

Being Lot No. 166 on the Plan of Phase Two, Waterford Subdivision, of record in Plat Book 7900, pages 412-413, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Charles A. Cantrell, Sr., Trustee of the Charles A. Cantrell, Sr. Revocable Living Trust Agreement, dated October 30, 2001 by Quitclaim Deed from Charles Allison Cantrell, Sr. dated October 30, 2001, of record in Instrument No. 20011112-0123956, Register's Office for Davidson County, Tennessee. The said Charles A. Cantrell, Sr., and by virtue of said trust, Helen J. Cantrell, is acting Trustee for the Charles A. Cantrell, Sr., Revocable Living Trust Agreement, dated October 30, 2001.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2153 Riverway Drive, Old Hickory, TN 37138

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 hand this the 15th day of April, 2014.

Charles A. Cantrell Sr., Revocable Living Trust dated 10.30.2001

Helen J. Cantrell

Helen J. Cantrell, Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned notary public, of the sate and county aforesaid, personally appeared **Helen J. Cantrell,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged herself to be the **Trustee** of **The Charles A. Cantrell, Sr., Revocable Living Trust,** the within named bargainor, a **Trust**, and that she as such **Trustee**, as duly authorized, she executed the foregoing instrument for the purposes therein contained, by signing the name of the **Trust** by herself as **Trustee**.

Witness my hand and official seal, this 15th day of April, 2014.

Notary Public

My commission expires:

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXP. SEPT. 9, 2014

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122