BILL GARRETT, Davidson County
Trans:T20140033879 DEEDWARR
Recvd: 05/15/14 10:14 2 pgs
Fees:13.00 Taxes:518.00
20140515-0041706

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 2014.

Notary Public
MY COMMISSION EXPIRES: 3/26/17
File No. 14-8823D

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Stone Horse Real Estate Holdings, LLC (NAME)	New owner (NAME)	07305006800
508 Riverwood Circle (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37216 (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 HEREBYACKNOWLEDGED, WE, **Melinda Gaines and Sandra Smith Hooper, sole heirs at law of Willie B. Smith,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stone Horse Real Estate Holdings, LLC,** 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 Lot No. 2 on the plan of PLAN OF ADDITION NO. 2 TO RIVERWOOD HEIGHTS SUBDIVISION, as shown by plat of record in Plat Book 1835, Page 74, in the Register's Office for said County.

Said Lot No. 2 fronts 100 feet on the westerly side of Riverwood Circle and runs back between parallel lines 195 feet to a dead line on which it measures 100 feet.

BEING the same property conveyed to William J. Smith, Jr. and wife, Willie B. Smith from William H. Straw and wife, Berniece S. Straw, by Warranty Deed dated April 11, 1958, in Book 2744, Page 527, in the Register's Office for Davidson County, Tennessee.

The said William J. Smith, Jr. died on September 2, 1993, leaving title vested solely in Willie B. Smith, as surviving tenant by the entirety.

The said Willie B. Smith having since died on February 18, 2014, leaving title vested in her children, Melinda Gaines and Sandra Smith Hooper as the only heirs at law of the said Willie B. Smith.
Also, see Affidavit of Heirship filed of record in Instrument No. 20140515-0041705 in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1835, page 74, Register's Office for Davidson County, Tennessee.

2. Easement for sanitary sewer/storm drainage as recorded in Book 4190, page 972, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 508 Riverwood Circle, Nashville, TN 37216.

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, 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. Whenever 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 28th day of April, 2014.

Melinda Gaines — April 28, 2014
Melinda Gaines — Date

Sandra Smith Hooper — April 28, 2014
Sandra Smith Hooper — Date

STATE OF Tennessee

COUNTY OF Sumner }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melinda Gaines and Sandra Smith Hooper, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of April, 2014.

BRIAN L. SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO

My Commission Expires: 8-22-16 Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066