Prepared by:
Amy Cross Nance
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615-794-5644

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|---|---|
| Davidson County | DEEDWARR |
| Recvd: 07/22/14 11:21 | 3 pgs |
| Fees:18.00 Taxes:528.73 | |
| 20140722-0065009 | |

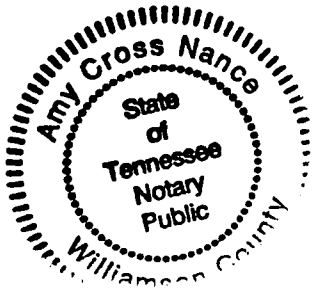
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $142,900.00

Affiant

Subscribed and sworn to before me, this 22nd day of July 2014.

Notary Public
My commission expires: 2/23/15




| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Stonehorse Real Estate Holdings LLC<br>157 Powers Rd<br>Oakdale TN 37829-2201 | Same | 09512014400 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Grady David Smythia a married person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company hereinafter called the Grantee(s) its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 11 on the Plan of Martinwood Heights of record in Book 2133 Page 63 Register's Office for Davidson County, Tennessee.

Said Lot 11 fronts 103 feet on the southerly side of Lakeland Rive and runs back 141.9 feet on the easterly side and 159.3 feet on the westerly side to a dead line measuring 104.5 feet thereon.

Being the same property conveyed James S. Smythia and wife Mary Sue Smythia by deed from Claude G. Sweeney and wife Mary J. Sweeney of record in Book 2600 Page 337 Register's Office for Davidson County, Tennessee. James S. Smythia having conveyed his interest to Mary Sue Sanders Smythia by deed of record in Book 4111 Page 602 Register's Office for Davidson County, Tennessee. Mary Sue Kennedey formerly known as Mary Sue Sanders Smythia having died on September 6, 2008 leaving a Last Will and Testament Docket Number 08P-1469 Circuit Court for Davidson County, Tennessee, Probate Division. The Will named Grady David Smythhia as Executor and Executor conveyed property by Executor's Deed to Grady David Smythia of record in Instrument No. 20080925-0097626 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Martinwood Heights of record in Book 2133 Page 63, Register's Office for Davidson County, Tennessee 3) Agreement for Dedication of Easement of record in Book 4365 Page 724 4) Restrictions of record in Book 2153, page 577 Register's Office for Davidson County, Tennessee

This property is improved property known as 2625 Lakeland Dr, Nashville, Tennessee 37217-0000

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 22nd day of July, 2014.

Grady David Smythia

This property has not been marital residence

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grady David Smythia the bargainor(s), 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 22nd day of July, 2014.

Notary Public

My Commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 08360

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sheri Engel
Signature

State of Tennessee
County of Williamson

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County