BILL GARRETT, Davidson County
Trans: T20140054430 DEEDWARR
Recvd: 07/28/14 14:16 2 pgs
Fees: 13.00 Taxes: 629.00
20140728-0066921

WARRANTY DEED

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25TH day of JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-23-2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Daniel R. Belk husband, Erin O. Belk, his wife	Regions Bank dba Regions Mortgage	07305006800
(NAME)	(NAME)	
508 Riverwood Cr	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville 37216	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy Thousand And No/100 Dollars ($170,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Stone Horse Real Estate Holdings, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel R. Belk husband, Erin O. Belk, his wife**, 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, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William J Smith, Jr. and wife, Willie B. Smith by Warranty Deed dated April 11, 1958 from William H. Straw and wife, Bernice S. Straw and filed of record in Book 2744, page 527; Register's Office for Davidson County, Tennessee. The said William J. Smith, Jr. having since 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 the Affidavit of Heirship filed of record in Instrument No. 20140515-0041705, said Register's Office of Davidson County.

Further being the same property conveyed to Stone Horse Real Estate Holdings, LLC by Warranty Deed

File Number: MTJ-140029

dated April 28, 2014 from Melinda Gaines and Sandra Smith Hooper, sole heirs at law of WIllie B. Smith and filed of record in Instrument No. 20140515-0041709, said Register's Office.

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 508 Riverwood Cr, 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, 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 our hands this 24th day of July, 2014.

Stone Horse Real Estate Holdings, LLC

By: Ricky Cook
Its: Member

STATE OF TN

County OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ricky Cook with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member and is authorized to execute the instrument on behalf of the limited liability company the within named bargainor, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, by himself as Member.

Witness my hand and official seal, this the 24 of July, 2014.

Notary Public

My Commission Expires:

(SEAL)

ROBBIN TEASLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXP. SEPT. 9, 2017

File Number: MTJ-140029