WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140095673 DEEDWARR
Recvd: 12/22/14 13:56 2 pgs
Fees:13.00 Taxes:3700.00
20141222-0116970

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/1/2017

(AFFIX SEAL)

TINA DYER
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stonehorse Real Estate Holdings, LLC	same	09600001900
(NAME)	(NAME)	
157 Powers Road		
(ADDRESS)	(ADDRESS)	
Oakdale, TN 37829		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Deanie L. Gregory, as Trustee of the 550 McCrory Creek Road Trust, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stonehorse Real Estate Holdings, LLC, HEREINAFTER CALLED THE GRANTEE, ITS 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. 1 on the Subdivision of Lucius Agree Property of record in Plat Book 4660, Page 18, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being a part of the same property conveyed to Lucius E. Agee and wife, Aline M. Agee by Installment Deed from Virgil L. Culp and wife, Louise B. Culp which deed is dated September 6, 1958 and recorded in Book 2804, Page 114, Register's Office for Davidson County, Tennessee. Subsequently, the said Lucius E. Agee and wife, Aline M. Agee executed a Quitclaim Deed for the purpose of establishing a tenancy in common (rather than a tenancy by the entireties) in themselves, which Quitclaim Deed is recorded in Book 7547, Page 28, said Register's Office. Further being a part of the same property conveyed to W. W. Properties, a Tennessee Partnership composed of M. Wayne Stevens and W. R. Mozingo, Jr. by Warranty Deed from Lucius E. Agee and wife, Lucy Aline Agee (being the same person as Aline M. Agee), which deed is dated June 30, 1992 and recorded in Book 8668, Page 278, said Register's Office. By Articles of Conversion, the said W. W. Properties, a Tennessee Partnership was converted to R W & W Properties, LLC which Articles of Conversion are of record in Book 9563, Page 74, said Register's Office. Further, being a part of the same property conveyed to Deanie L. Gregory as Trustee of the 550 McCrory Creek Road Trust, which Quitclaim Deed is dated December 22, 2011 and recorded as Instrument No. 20111222-0100175, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC. AND ALL INFORMATION SET FORTH ON THE PLAT OF SUBDIVISION OF LUCIUS AGEE PROPERTY OF RECORD IN PLAT BOOK 4660, PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO SEWER EASEMENT OF RECORD IN BOOK 4997, PAGE 659, SAID REGISTER'S OFFICE AND FURTHER SUBJECT TO THE FLOW OF MCCRORY CREEK AND THE RIGHT-OF-WAY OF MCCRORY CREEK ROAD; FURTHER SUBJECT TO PROPERTY TAXES FOR THE YEAR 2014, WHICH GRANTEE ASSUMES AND AGREES TO PAY.

unimproved ☐

This is improved ☑ property, known as 550 McCrory Creek Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, its heirs and assigns forever; and we do covenant with the said GRANTEE 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, its 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 19th day of December, 2014.

Deanie L. Gregory, as Trustee of the
550 McCrory Creek Road Trust

STATE OF TENNESSEE

COUNTY OF Davidson

On this 19th day of December, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Deanie L. Gregory**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-16

Notary Public,

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115