Davidson County	DEEDWARR
Recvd: 06/10/15 11:36	2 pgs
Fees:13.00 Taxes:342.25	
20150610-0054737	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 4/12/18
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC CONNIE J. BUCHANAN WILSON COUNTY TN

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):
Storehorse Real Estate Holdings, LLC	Storehorse Real Estate Holdings, LLC	053 06 0A 167.00
(NAME)	(NAME)	
157 Powers Road	157 Powers Road	
(ADDRESS)	(ADDRESS)	
TN Oakdale 37829	Oakdale, TN 37829	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ninety-Two Thousand Five Hundred And No/100 Dollars ($92,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bettye P. Roberson, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Storehorse 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:

Being Lot No. 167 on the Plan of Phase Two, Waterford Subdivision, as of record in Plat Book 7900, Page 412, 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 Bettye P. Roberson, un-married by Warranty Deed from Norman E. McClure and wife, Sharon L. McClure dated May 27, 1999 and recorded May 27, 1999 in Book 11497, Page 436, in said Register's Office for Davidson County, Tennessee. Bettye P. Roberson is also known as Bettye Parman Roberson.

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.

File Number: MTJ-151338

unimproved ☐
This is improved ☒ property, known as 2149 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 our hands this 9th day of June, 2015.

Bettye P. Roberson by Denise M Hooper
her Attorney in Fact

Bettye P. Roberson by Denise M. Hooper,
her Attorney in Fact

STATE OF Tennessee

County OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Denise M. Hooper, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bettye P. Roberson as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Bettye P. Roberson for the purposes therein contained.

Witness my hand and official seal this the ~~15th of April, 2015.~~ June 9, 2015 KS

ROBIN LEA SMITH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public
My Commission Expires: September 10, 2018

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

(SEAL)

True Copy Certification

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

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

File Number: MTJ-151338