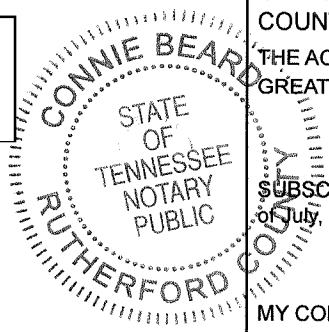
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/16/15 13:30 3 pgs
Fees:18.00 Taxes:586.45
20150716-0069576



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,500.00

Teresa Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2015.

Connie Beard
Notary Public

MY COMMISSION EXPIRES: 4-15-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stone Horse Real Estate Holdings, LLC, a Tennessee Limited Liability Company	Stone Horse Real Estate Holdings, LLC, a Tennessee Limited Liability Company	151100A09800CO
(NAME)	(NAME)	
157 Powers Road	157 Powers Road	
(ADDRESS)	(ADDRESS)	
Oakdale, TN 37829-2201	Oakdale, TN 37829-2201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Charles Clark**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Stone Horse Real Estate Holdings, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE(S), its successors and/or 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. 304 on the Plan of Phase 1, VILLAGES OF LONG HUNTER P.U.D., Final Subdivision Plat, as of record in Instrument Number 20010123-0006894, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charles Clark by Quit Claim Deed dated 10/30/2007 from Amy Grant-Clark of record in Instrument 20071212-0143187, Register's Office for Davidson County, Tennessee and Being the same property conveyed to Amy Grant, unmarried, and Charles Clark, unmarried, joint tenants with right of survivorship by Warranty Deed dated 07/26/2002 from Ole South Properties, Inc. of record in Instrument 20020731-0091576, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is also subject to all matters as set forth per Instrument 200101230006894, Declaration of Covenants, Conditions and Restrictions Villages of Long Hunter Phase 1 of record in Instrument 200105310056382, Easement of record in Book 1101, Page 457, Easement of record in Book 1115, Page 302, Easement of record in Book 2338, Page 466, Easement of record in Book 9691, Page 919, Declaration of Taking Easement of record in Book 4446, Page 423, Judgment of record in Book 4535, Page 351, Agreement for Dedication of Easement Water Main and Appurtenances of record in Book 8197, Page 288, Agreement for Dedication of Easement Water Main and Appurtenances of record in Book 8358, Page 91, Agreement for Dedication of Easement Water Main and Appurtenances of record in Book 8358, Page 94, Grant of Easement Easement of record in Instrument 200009060088271, Grant of Easement Easement of record in Instrument 200009060088272, Charter of record in Instrument 200105310056381, and Quit Claim Deed of record in Instrument 200105310056383, said Register's

Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 7420 E Winchester, Antioch, TN 37013

(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(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), its successors and/or 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 15th day of July, 2015.

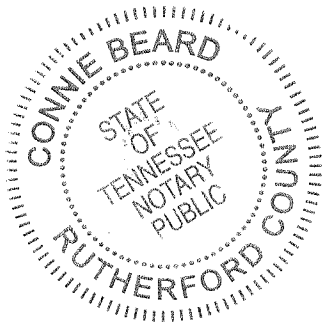
Charles Clark

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Clark, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of July, 2015.

Connie Beard
Notary Public
My Commission Expires: 4-15-17



RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167

True Copy Certification

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

Teresa Taylor

Signature

State of **Tennessee**

County of **Rutherford**

Personally appeared before me, **Tammy McCauley** , a notary public for this county and

state, **Teresa Taylor** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-18-17

Notary' Seal (if on paper)

