Davidson County	DEEDWARR
Recvd: 10/15/15 16:35	2 pgs
Fees:13.00 Taxes:628.82	
20151015-0105156	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

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).
Stonehorse Real Estate Holdings, LLC	Stonehorse Real Estate Holdings, LLC	095 05 0 067.00
(NAME)	(NAME)	
157 Powers Rd	157 Powers Rd	
(ADDRESS)	(ADDRESS)	
Oakdale, TN 37829	Oakdale, TN 37829	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Nine Thousand Nine Hundred Fifty And No/100 Dollars ($169,950.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Wendi Leigh Johnson, sole heir at law of Nancy B. Foley**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stonehorse 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:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Creekside Heights, of record in Book 2663, Pages 114 and 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nancy B. Foley by Warranty Deed from Amy U. Tripp (fka Amy Carol Upchurch) and Joseph E. Tripp, husband and wife, dated May 27, 2004 and recorded May 28, 2004 as Instrument No. 200405280063267, in said Register's Office of Davidson County, Tennessee. The said Nancy B. Foley having died testate December 12, 2014 and pursuant to the last will and testament, property vests to Wendi Leigh Johnson, sole heir at law.

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.

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unimproved ☐

This is improved ☒ property, known as 215 Wilowen Drive, Nashville, TN 37214

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 14th day of October, 2015.

Wendi Leigh Johnson

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Wendi Leigh Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of October, 2015.

Notary Public

My Commission Expires:

(SEAL)

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

True Copy Certification

I Anita L. Leach, 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.

Anita L. Leach

State of Tennessee/County of Wilson SS:

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

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

Shelly M Smith

Commission Expires
4-24-2018

File Number: MTJ-153940