Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeri P. Schultz	New Owner	053 06 0A 167.00
(NAME)	(NAME)	
2149 Riverway Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160066176 DEEDWARR
Recvd: 08/02/16 08:47 2 pgs
Fees:13.00 Taxes:584.60
20160802-0079410

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, **Stonehorse Real Estate Holdings, LLC, a Tennessee limiited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jeri P. Schultz, single woman**, hereinafter called the GRANTEE(S), 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 all of Lot 167 on the Plan of Phase 2, Waterford, R10 Residential P.U.D of record in Plat Book 7900, Page 412 and 413, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Storehorse Real Estate Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Bettye P. Roberson, unmarried, dated 06/09/2015, recorded 06/10/2015, of record in Instrument No. 20150610-0054737, in the Register's Office for Davidson County, Tennessee.

Subject to All matters shown on the plat of record in Plat Book 7900, Pages 412 and 413, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 7463, Page 294, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Covenants, conditions, easements and restrictions of record in Book 8694, Page 216, Restated Declaration of record in Book 8699, Page 462, Amended Adoption Agreement of record in Book 9112, Page 962, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Easement of record in Book 1717, Page 30, in the Register's Office for Davidson County, Tennessee. Right of Way of record in Book 2024, Page 225, in the Register's Office for Davidson County,

Tennessee. Boundary Map of record in Book 6900, Page 540, in the Register's Office for Davidson County, Tennessee. Charter of Articles of Incorporation of Waterford Community Association, Inc., of record in Book 8711, Page 701 and By-Laws of Waterford Community Association, Inc., of record in Book 8715, Page 583, in the Register's Office for Davidson County, Tennessee. Amendment to By-Laws of record in Instrument No. 20090309-0020515, in the Register's Office for Davidson County, Tennessee. QuitClaim Deed of record in Book 8715, Page 590, in the Register's Office for Davidson County, Tennessee. Easement for the flow of Cumberland River, as much as thereon may flow, from time to time. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which the improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

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 2149 Riverway Drive, Old Hickory, TN 37138
(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), 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), 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 29th day of July, 2016.

STONEHORSE REAL ESTATE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
Richard D. Cook, Member

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Richard D. 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 President of Stonehorse Real Estate Holdings, LLC, a Tennessee limiited liability company and that she as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as President.

WITNESS my hand and seal this 29th day of July, 2016.

_____
Notary Public
My Commission Expires: 8-14-17

WILSON COUNTY * MARILYN C. NEWMAN * NOTARY PUBLIC * STATE OF TENNESSEE

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122