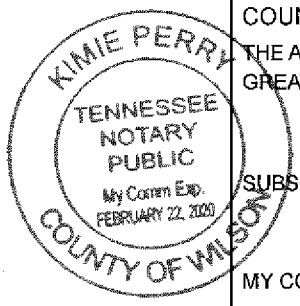
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/16 10:17 4 pgs
Fees:23.00 Taxes:4625.00
20160803-0080118



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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
Stonehorse Real Estate Holdings, LLC, a limited liability company	Progressive Savings Bank	Tax Map 64, Parcel 58
(NAME)	(NAME)	
157 Powers Road	1760 S. Main Street	
(ADDRESS)	(ADDRESS)	
Oakdale, TN 37829	Crossville, TN 38555	
(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, **Virginia W. Turner, Trustee and Tom White, as Trustee of the Residuary Trust Under The Will of Charles H. Turner**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Stonehorse Real Estate Holdings, LLC, a limited liability company**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

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 4125 Saundersville Road, 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), their heirs 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), their heirs 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 29th day of July, 2016.

VIRGINIA W. TURNER
Co-Trustee of the Residuary Trust under the Will of
Charles H. Turner

TOM WHITE
Co-Trustee of the Residuary Trust under the Will of
Charles H. Turner

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, **VIRGINIA W. TURNER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged **herself** to be the **TRUSTEE** of **THE RESIDUARY TRUST UNDER THE WILL OF CHARLES H. TURNER,** the within named bargainor, and **she** as such **TRUSTEE** executed the foregoing instrument for the purposes therein contained, by signing the name of the TRUST by **herself** as **TRUSTEE**.

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

My Commission Expires: 8.14.17

Notary Public

STACEY TRUMMHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, **TOM WHITE,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged **himself** to be the **TRUSTEE** of **THE RESIDUARY TRUST UNDER THE WILL OF CHARLES H. TURNER,** the within named bargainor, and **he** as such **TRUSTEE** executed the foregoing instrument for the purposes therein contained, by signing the name of the TRUST by **himself** as **TRUSTEE**.

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

My Commission Expires:

Notary Public

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

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 01288-30317

Beginning at an old iron rod on the Westerly right of way (60 ft) of Saundersville Road approximately 392 feet North of its intersection with Andrew Jackson Parkway; Thence, with a curve to the right a length of 507.49 feet, along a 365.140 foot radius, a chord which bears South 44 degrees 21 minutes 02 seconds West 467.62 feet to the Southwest corner of Karen Guy Roeker Property recorded in W.B. 178, Pg. 6, Register's Office of Davidson County, Tennessee; Thence along Roeker's East line, adjacent to a fence East of a private drive, North 00 degrees 17 minutes 50 seconds East 1404.03 feet to an old iron rod, being the Southwest corner of the Hermitage Church of the Nazarene property, recorded in Book 7634, Page 263; Thence South 88 degrees 14 minutes 52 seconds East 764.28 feet, adjacent to an old tree row, to a point on the computed right of way of Saundersville Road; Thence, along said right of way; with a said curve to the left a length of 672.04 feet along a 446.97 feet radius, a chord which bears South 44 degrees 35 minutes 31 seconds West 610.50 feet; Thence South 01 degrees 28 minutes 19 seconds West 611.70 feet to the POINT OF BEGINNING, as shown on survey prepared by MEC, Inc., dated 11/04/2004. Containing 11.06 acres.

Being part of the same property conveyed to Virginia W. Turner Trustee and Tom White as Trustee of the Residuary Trust under the Will of Charles H. Turner by Quitclaim Deed from Virginia W. Turner, dated 12/31/2012 in Instrument No. 20121231-0120786, in the Register's Office for Davidson County, Tennessee.

The said Charles H. Turner died testate on 01/08/1999, devising subject property to Virginia W. Turner, as Co-Trustee with Tom White of the Residuary Trust under the Will of Charles H. Turner, as evidenced in File No. 99P-78, Probate Court Clerk's Office for Davidson County, Tennessee. See also Quitclaim Deed dated 11/04/2010 in Instrument No. 20101104-0088608, in the Register's Office for Davidson County, Tennessee.

Subject to the following Electrical Service Agreement/Permit of record in Book 9841, Page 625, in the Register's Office of Davidson County, Tennessee. Right of Way Easement and Permanent Drainage Easement of record in Book 9475, Page 910 in the Register's Office of Davidson County, Tennessee. Right of Way and Temporary Easement for Slope Purposes of record in Book 9281, Page 105, in the Register's Office of Davidson County, Tennessee. Ordinance No. BL2010-656 filed with the Metropolitan Government of Nashville and Davidson County, Tennessee, which amends Ordinance No. 2009-603 as follows: Saundersville Road right of way at the Northwest corner of Andrew Jackson Parkway and Saundersville Road is abandoned and easements retained by the Metropolitan Government of Nashville and Davidson County, as further described in Section 2 of said Ordinance. Existing unrecorded leases, if any. Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A. The company does not insure the area, square footage, or acreage of the land. 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.

TRUE COPY CERTIFICATION

I, Kimie Perry, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry 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: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY