WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-5-19

(AFFIX SEAL)

J CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Taylor Trombley	Same as Above	06513007200
(NAME)	(NAME)	BILL GARRETT, Davidson County
4840 Shshone Drive		Trans:T20160084721 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 09/27/16 09:51 2 pgs
Old Hickory, TN 37138		Fees:13.00 Taxes:699.30
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20160927-0101662

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, **Stone Family, LP**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Taylor Trombley and Stephanie Harmon, Husband and Wife**, 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 No. 493 on the Plan of Section Five, Sherwood Forest, of record in Plat Book 4660, Page 190, 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 Stone Family, LP by Warranty Deed from Ivan A. Antonov and Stela T. Antonova, husband and wife, dated 04/26/2013, recorded 05/02/2013, of record in Instrument No. 20130502-0044371, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 4660, Page 190, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 4990, Page 72, in the Register's Office for Davidson County, Tennessee. Easement for the flow of Scotts Creek, as much as thereon may flow, from time to time. This conveyance is subject to any and all existing easements and restrictions of record.

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 4840 Shshone 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 23rd day of September, 2016.

STONE FAMILY, LP

Wendell C. Stone
General Partner

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Wendell C. Stone with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the General Partner the within named bargainor, a Tennessee Limited Liability Company, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Wendell C. Stone, as such General Partner.

Witness my hand and official seal at office at Mt Juliet, Tennessee, this 23rd day of September, 2016.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

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