BILL GARRETT, Davidson County
Trans:T20170039425 DEEDWARR
Recvd: 05/09/17 11:44 2 pgs
Fees:13.00 Taxes:475.45

20170509-0045981

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stonehorse Real Estate Holdings, LLC 157 Powers Road Oakdale, TN 37829	New Owner	086-14-0-A-120.00 CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Marlyn D. Garwood and Edith K. Garwood, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Stonehorse Real Estate Holdings, LLC

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:

Being Unit No. 120 on the Plan of Hermitage Meadows, Stage One, as of record in Plat Book 5200, Page 507, 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 Marlyn D. Garwood and Edith K. Garwood, husband and wife, by Warranty Deed from Joan C. Shelton, unmarried, dated May 1, 2017 of record in Instrument Number 20010508-0047743, re-recorded in Instrument Number 20010522-0052927, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 5200, Page 507, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6034, Page 365, amended in Instrument Number 20170210-0013943, Scriveners Affidavit in Instrument Number 20170320-0026618, and By-Laws of record in Book 6034, Page 383, amended in Book 7660, Page 612, amended in Instrument Number 20010327-0029002, Register's Office for Davidson County, Tennessee.
4) Property is subject to an Easement to Comcast for broadband communications of record in Instrument Number 20121114-0104689, said Register's Office.
5) Property is subject to an Easement to the Cumberland Water Company for utilities of record in Book 4419, Page 230, said Register's Office.
6) Property is subject to an Easement to First Suburban Water and Cumberland Utility for a water main of record in Book 6164, Page 436, said Register's Office.
7) Property is subject to the HOA Charter of record in Book 6034, Page 376, amended in Book 7466, Page 25, and Book 8275, Page 843, said Register's Office.
8) Property is subject to conveyance's to the HOA for common areas of record in Book 6158, Page 931 (Stage 1), Book 6668, Page 54, (State 1 and 2) and Book 6209, Page 548 (Stage 2), said Register's Office.
9) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **120 Thistle Lane, Hermitage, TN 37076**
(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 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, 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 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 hand(s) this 5th day of May, 2017.

Marlyn D. Garwood

Edith K. Garwood

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Marlyn D. Garwood and Edith K. Garwood, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 9-11-17



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076