BILL GARRETT, Davidson County
Trans:T20170044923 DEEDWARR
Recvd: 05/26/17 09:34 3 pgs
Fees:18.00 Taxes:967.12
20170526-0052519

WARRANTY DEED

Prepared By:

Pointer Title Services
Leon Foster, Attorney
206C S Jefferson Ave.
Cookeville, TN 38501

SEND TAX BILLS TO:
Name: Christopher Simpson
Address: 1040 Riverwood Village Blvd
Hermitage, TN 37076

PROPERTY OWNER:
Name: Christopher Simpson
Address: 120 Thistle Lane;
226 Thistle Lane
Hermitage, TN 37076

Map Parcel
086-14-0A-120.00 CO
086-14-0A-226.00 CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, together with other good and valuable consideration not herein mentioned, the receipt of which is hereby acknowledged,

I/We, Stonehorse Real Estate Holdings, LLC, (Grantor)

have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto **Christopher Simpson**, his heirs, transferees and assigns, hereinafter referred to as "Grantees", whether one or more, certain real estate located in Davidson County, Tennessee, as follows:

TRACT I:
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.

TRACT II:
Being Unit No. 226 on the Plan of Stage Three, Hermitage Meadows, of record in Plat Book 6250, Page 300, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Marlyn D. Garwood and wife, Edith K. Garwood, by Warranty Deed from Jolayne Boles Hines f/k/a Jolayne S. Boles, dated June 5, 2004 of record in Instrument Number 20040628-0076683, 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; Plat Book 6250, Page 300, 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, Scrivener's

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.

TRACT I:
Source of Description: Previous and Last Conveyance

THE PREVIOUS AND LAST INSTRUMENT being a Warranty Deed from Marlyn D. Garwood and wife, Edith K. Garwood, to Stonehorse Real Estate Holdings, LLC, which deed duly appears of record in Instrument No. 201705090045981, Register's Office of the above county.

Property Address: This is improved property located at 120 Thistle Lane, Hermitage, Tennessee 37076.

TRACT II:
Source of Description: Previous and Last Conveyance

THE PREVIOUS AND LAST INSTRUMENT being a Warranty Deed from Marlyn D. Garwood and wife, Edith K. Garwood, to Stonehorse Real Estate Holdings, LLC, which deed duly appears of record in Instrument No. 201705090045980, Register's Office of the above county.

Property Address: This is improved property located at 226 Thistle Lane, Hermitage, Tennessee 37076.

The preparer of this instrument makes no representation as to any encroachments, easements, party walls, conflicts in boundary lines, shortage or variation in area or measurements, and/or any facts that a correct survey and/or physical inspection of the premises would disclose.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, his heirs, transferees and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds its successors and representatives, to warrant and forever defend the title to said real estate to said grantees, his heirs, transferees and assigns, against the lawful claims of all persons.

Witness my/our hand(s) this the 19 day of May, 2017.

Stonehorse Real Estate Holdings, LLC

Ronda A. Cook

By: Ronda A. Cook, Chief Manager

A C K N O W L E D G E M E N T S

STATE OF Tennessee

COUNTY OF Putnam

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, **Ronda A. Cook,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be **Chief Manager of Stonehorse Real Estate Holdings, LLC,** the within named bargainor, a Limited Liability Company, and that she as such Chief Manager authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Stonehorse Real Estate Holdings, LLC by herself as such Chief Manager.

WITNESS MY HAND and seal at Cookeville, Tennessee, this the 19 day of May, 2017.

Notary Public

My Commission Expires: 4-24-19

MATTHEW J. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

STATE OF TENNESSEE
COUNTY OF Putnam

The actual consideration or value whichever is greater, for this transfer is $261,384.22.

Affiant

Subscribed and sworn to before me, this the 19th day of May, 2017.

Notary Public or Register

My Commission Expires: 12-2819

TERRI L. LAMB
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF PUTNAM