RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178919

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170051195 DEEDWARR
Recvd: 06/15/17 11:24 2 pgs
Fees:13.00 Taxes:296.00
20170615-0060168

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2017.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Stonehorse Real Estate Holdings, LLC 2417 Pebble Ct Nashville, TN 37214	same address as new owner	073-07-0-191.00

FOR AND IN CONSIDERATION of the sum of Eighty Thousand and 00/100 Dollars ($80,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JILL PAINTER, HEIR AT LAW OF JOANNE M. ADAMS**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **STONEHORSE REAL ESTATE HOLDINGS, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 25-A, Zone Lot Division of Lots 22 through 26, 38 & 39 (Section 4), 41, 42 & 43 (Section 3), Cabin Hill, as of record in Book 6250, page 523, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Julian H. Adams, Jr. and wife, Joanne M. Adams, by Warranty Deed from Hillsboro Developers, Inc., dated 4/11/1991, recorded 4/22/1991, of record in Book 8335, page 19, in the Register's Office for Davidson County, Tennessee.

The said Julian H. Adams, Jr. having since died on -------- leaving Joanne M. Adams as surviving tenant by the entirety. Joanne M. Adams having since died on 5/29/6, leaving Jill Painter heir-at-law, pursuant to Last Will and Testament of Joanne M. Adams of record in Instrument #20161027-0113609, Order for Probate to Establish Muniment of Title To Real Estate in Instrument #20161027-0113609 and Probate No. 16P1714 in the Clerk of the Circuit Court for Davidson County, Tennessee

The address of the herein described property is believed to be 2417 Robbie Court, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of May, 2017.

Jill Painter

JILL PAINTER, HEIR AT LAW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Jill Painter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be heir at law of Joanne M. Adams, the within named bargainor and that she as such heir at law executed the foregoing instrument for the purposes therein contained by signing the name herself as, heir at law of Joanne M. Adams.

WITNESS my hand and seal, this the 30th day of May, 2017.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 7-24-2017