TN179271

WARRANTY DEED

STATE OF ~~California~~ TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-6-2020

(AFFIX SEAL)

KRISTEN RADCLIFFE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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 Holding, LLC	New Owner	07511014500
(NAME)	(NAME)	BILL GARRETT, Davidson County
157 Powers Road		Trans:T20170068800 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 08/09/17 10:27 2 pgs
Oakdale TN 37829		Fees:13.00 Taxes:425.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20170809-0081506

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, **Karen A. Larson, Trustee of The Karen A. Larson Family Trust**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Stonehorse Real Estate Holding, LLC**, hereinafter called the GRANTEE(S), its successors and/or 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 Lot 67-A Zone Lot Division on the Plan of Rachel's Square, Section 2, of record in Plat Book 6250, Page 541, amending Plat Book 5200, Page 623-625, 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 Karen A. Larson, as Trustee of the Karen A. Larson Family Trust by Warranty Deed from Janis B. Wall, dated August 31, 2006 and recorded September 21, 2006 of record in Instrument No. 20060921-0116979 and Re-recorded on October 05, 2006 in Instrument No. 20061005-0123682, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 6250, Page 541, amending Plat Book 5200, Page 623; Covenants, conditions, easements and restrictions recorded, as Book 6455, Page 135; Covenants, conditions, easements and restrictions recorded, as Book 6519, Page 512; Covenants, conditions, easements and restrictions recorded, as Book 6619, Page 777, Amendment recorded as Book 8030, Page 757; Grant of Easement recorded on May 21, 2012 in Instrument No. 20120521-0043892, recorded on February 11, 2015 in Instrument No. 20150211-0012558; Notice of Recording recorded as Instrument No. 20070619-0073174; Charter of Rachel's Square Homeowners Association recorded as Book 6683, Page 576; Charter of Colony Downs Homeowner's Association recorded as Book 8030, Page 759, in the Register's Office for Davidson County, Tennessee.

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 909 Rachels Place, 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 GRANTEE(S), its successors 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), its successors 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 28th day of July, 2017.

THE KAREN A. LARSON FAMILY TRUST

Karen A. Larson, Trustee

Karen A. Larson, Trustee

State of California
County of Sacramento

Personally appeared before me, a notary public in and for the state and county aforementioned, Karen A. Larson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Trustee of The Karen A. Larson Family Trust and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Trustee.

WITNESS my hand and seal this 28th day of July, 2017.

Notary Public Elizabeth C Farley
My Commission Expires: 01/08/2019

ELIZABETH C. FARLEY
Commission # 2093221
Notary Public - California
Sacramento County
My Comm. Expires Jan 8, 2019

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