BILL GARRETT, Davidson County
Trans:T20170069529 DEEDWARR
Recvd: 08/11/17 08:46 2 pgs
Fees:13.00 Taxes:523.55
20170811-0082239

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 Dean Simpson
Address: 201 Thistle Lane
Hermitage, TN 37076

Map Parcel
086-14-0A-201.00 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 Dean 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:

BRING Unit No. 201 on the plat of Hermitage Meadows Subdivision, Stage Three, of record in Book 6250, Page 300, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Stonehorse Real Estate Holdings, by Warranty Deed from Leslie Allen Brown, dated May 3, 2017, recorded May 15, 2017, of record in Instrument Number 20170515-0047960, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 201 Thistle Lane, Unit #201, Hermitage, TN 37076, 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.

Source of Description: Previous and Last Conveyance

THE PREVIOUS AND LAST INSTRUMENT being a Warranty Deed from Leslie Allen Brown to Stonehorse Real Estate Holdings, which deed duly appears of record in Instrument No. 20170515-0047960 Register's Office of the above county.

Property Address: This is improved property located at 201 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 grantee, 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 grantee, his heirs, transferees and assigns, against the lawful claims of all persons.

Witness my/our hand(s) this the 26th day of July, 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 26th day of July, 2017.

Notary Public

My Commission Expires: 4-24-18

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 $141,500.00.

Affiant

Subscribed and sworn to before me, this the 26th day of July, 2017.

Notary Public or Register

My Commission Expires: October 24, 2017

LORRIE LEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PUTNAM