RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179245

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170070693 DEEDWARR
Recvd: 08/15/17 12:39 2 pgs
Fees:13.00 Taxes:277.50
20170815-0083633

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2017.

NOTARY PUBLIC

My commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
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 NUMBERS:
Stonehorse Real Estate Holdings, LLC 3212 Lakeshore Dr Old Hickory, TN 37138	Same address as new Owner	051 05 0 003.00

FOR AND IN CONSIDERATION of the sum of Seventy Five Thousand and 00/100 Dollars ($75,000.00), 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, **RICKIE L. WALDEN SUCCESSOR TRUSTEE AND DIANNA L. DUDLEY, SUCCESSOR TRUSTEE OF THE FRANK L. WALDEN REVOCABLE LIVING TRUST U/T/A DATED FEBRUARY 22, 2002**, 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:

Being Lot No. 99 on the map of Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee, and being described according to a copy of a survey thereof made by H. R. Swann, Jr., Surveyor, dated April 20, 1947, as follows:

Beginning at a point in the southwesterly margin of Due West Avenue at the corner of Lots 98 and 99; thence with the line between said lots southwesterly 400 feet to a point; thence southeasterly 100 feet to a point at the corner of Lots Nos. 99 and 100; thence with the line between said lots, northeasterly 400 feet to the margin of Due West Avenue; thence with the margin of the same, northwesterly 100 feet to the beginning.

Being the same property conveyed to Rickie L. Walden, Successor Trustee of the Frank L. Walden Revocable Living Trust U/T/A dated February 22, 2002, by Trustee's Deed from Philip Kelly, Substitute Trustee, dated 4/4/2011, recorded 4/7/2011, of record in Instrument #20110407-0027050, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 731 Due West Avenue N, Madison, TN 37115, 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 they are lawfully seized and possessed of said real estate; that they 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 covenant and bind themselves, their 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 9th day of August, 2017.

The Frank L. Walden Revocable Living Trust U/T/A

Dated February 22, 200

By: Rickie L. Walden, Successor Trustee

By: Dianna L. Dudley, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Rickie L. Walden and Dianna L. Dudley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Successor Trustees of The Frank L. Walden Revocable Living Trust U/T/A Dated February 22, 2002, the within named bargainor and that they as such Successor Trustees executed the foregoing instrument for the purposes therein contained by signing the name themselves as Successor Trustees of The Frank L. Walden Revocable Living Trust U/T/A Dated February 22, 2002.

WITNESS my hand and seal, this the 9th day of August, 2017.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: 6-20-2021