FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
BILL GARRETT, Davidson County Trans:T20170070698 DEEDWARR Recvd: 08/15/17 12:46 2 pgs Fees:13.00 Taxes:192.40 20170815-0083643	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$52,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **August 4, 2017.** Notary Public MY COMMISSION EXPIRES: 6-20-2021 (AFFIX SEAL)

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**17-0302**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stonehorse Real Estate Holdings LLC	Same address as	**54-9-29**
(NAME) **224 Anthony Avenue**	(NAME) New Owner	
(ADDRESS) **Old Hickory,TN 37138**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Tim Blalock and Karen Blalock, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stonehorse Real Estate Holdings, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 9, Section 2 of the Life and Casualty Insurance Company Subdivision at Old Hickory, Tennessee of record in Book 843, Page 56, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the common line of Lots Nos. 8 and 9, Section 2 on said plan, which line is now the eastern line of Anthony Avenue and which point is a distance southerly from the eastern line of Pitts Avenue, 200 feet, running thence southerly and along the common lines of Lots Nos. 8 and 9, a distance of 75 feet; thence easterly and parallel to the center line of Pitts Avenue, a distance of 145 feet to a point, which point is the southwesterly corner of land now or formerly belonging to Pogue; thence northerly along the line of Pogue, a distance of 75 feet to a point; thence westerly along the line now or formerly belonging to Huffine, a distance of 145 feet to the point of beginning.

Being the same property conveyed to Tim Blalock and Karen Blalock, husband and wife, by Warranty Deed from RD Enterprises, LLC, dated December 9, 2004, filed of record in Instrument No. 200412130148049, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **224 Anthony Avenue, Old Hickory, TN 37138**
(House Number) (Street) (City, State) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **4th** day of **August, 2017**.

Tim Blalock by Karen Blalock, Attorney In Fact
Attorney In fact

Karen Blalock

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared **Karen Blalock**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Tim Blalock**, and who acknowledged that she executed the same as the free act and deed of the said by virtue of a Power of Attorney dated July 27, 2017.

Witness my hand and official seal on **8/04/2017**.

NOTARY

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Karen Blalock, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal, this 4th day of August, 2017.

NOTARY

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY