RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179370

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170075586 DEEDWARR
Recvd: 08/30/17 09:50 2 pgs
Fees: 13.00 Taxes: 499.50
20170830-0089062

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th 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 157 Powers Road Oakdale, TN 37829-2201	Same address as new owner	075 04 0 234.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Five Thousand and 00/100 Dollars ($135,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **MARK E. EDWARDS AND TAMMY D. EDWARDS, HUSBAND AND WIFE,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **STONEHORSE REAL ESTATE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its successors 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 all of Lot No. 545 on the Plan of Section Nine, Tulip Grove, of record in Plat Book 4675, page 135, 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 Mark E. Edwards and Tammy D. Edwards, husband and wife, by Warranty Deed from Doris W. Dickerson, an unmarried woman, dated 8/7/2017, recorded 8/7/2017, of record in Instrument #20170807-0080723, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 4808 Concord Dr., 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 on plat of record in Plat Book 4675, page 135; to any and all restrictive covenants and/or easements 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, its successors and assigns, forever.

The undersigned covenant with the said Grantee 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.

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, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 24th day of August, 2017.

MARK E. EDWARDS

TAMMY D. EDWARDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Mark E. Edwards and wife, Tammy D. Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24th day of August, 2017.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY