Return to: DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064-3982

Bill Garrett Davidson County
Batch# 120 DEEDWARR
09/11/2017 12:00:57 PM 2 pgs
Fees: $13.00 Taxes: $584.60
20170911-0092847

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179379

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 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
Richard C. Melanson	New Owner	073 07 0 191.00

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Eight Thousand and 00/100 Dollars ($158,000.00), 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, **STONEHORSE REAL ESTATE HOLDINGS, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RICHARD C. MELANSON, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his heirs 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 Lot No. 25-A, Zone Lot Division of Lots 22 through 26, 38 & 39 (Section 4), 41, 42 & 43 (Section 3), Cabin Hill, as of record in Book 6250, page 523, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Stonehorse Real Estate Holdings, LLC, by Warranty Deed from Jill Painter, heir at law of Joanne M. Adams, dated 5/30/2017, recorded 6/15/2017, of record in Instrument #20170615-0060168, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Julian H. Adams, Jr. and wife, Joanne M. Adams, by Warranty Deed from Hillsboro Developers, Inc., dated 4/11/1991, recorded 4/22/1991, of record in Book 8335, page 19, in the Register's Office for Davidson County, Tennessee.

The said Julian H. Adams, Jr. having since died on 10/26/2015 leaving Joanne M. Adams as surviving tenant by the entirety. Joanne M. Adams having since died on 5/29/2016, leaving Jill Painter heir-at-law, pursuant to Last Will and Testament of Joanne M. Adams of record in Instrument #20161027-0113609, Order for Probate to

Establish Muniment of Title To Real Estate in Instrument #20161027-0113608 and Probate No. 16P1714 in the Clerk of the Circuit Court for Davidson County, Tennessee

The address of the herein described property is believed to be 2417 Robbie Court, Nashville, TN 37214, 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), his 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), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 8th day of September, 2017.

STONEHORSE REAL ESTATE HOLDINGS, LLC

BY

ITS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Rick Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged Himself to be Member of Stonehorse Real Estate Holdings, LLC, the within named bargainor and that he as such Member executed the foregoing instrument for the purposes therein contained by signing the name himself as Member of Stonehorse Real Estate Holdings, LLC.

WITNESS my hand and seal, this the 8th day of September, 2017.

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

Exp: 6-20-2021