Bill Garrett Davidson County
Batch# 3094 DEEDWARR
09/21/2017 03:12:41 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20170921-0097067

WARRANTY DEED

Prepared By:

Pointer Title Services
Leon Foster, Attorney
206C S Jefferson Ave.
Cookeville, TN 38501

SEND TAX BILLS TO:
Name: Ninan Properties, LLC
Address: 2990 Kingston Circle S
Mt. Juliet, TN 37122

PROPERTY OWNER:
Name: Ninan Properties, LLC
Address: 7029 Bonnavent Drive
Hermitage, TN 37076

Map Group Parcel
074-08-0-041.00

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 **Ninan Properties, LLC**, its successors, transferees and assigns, hereinafter referred to as "Grantees", whether one or more, certain real estate located in Davidson County, Tennessee, as follows:

Being Lot No. 790 on the Plan of Hermitage Hills, Section 7, of record in Plat Book 3300, Page 62 and 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

The land herein described is conveyed subject to certain covenants and restrictions of record in the Davidson County Register's Office in Warranty Deed Book 3399, Page 446; Amended at Book 3404, Page 165; Book 3576, page 273, and also as shown on the plat recorded in Plat Book 3300, Pages 62 and 63, and which are incorporated herein and made a part hereof as fully and completely as if literally copied herein and which shall run with the land and be binding upon all future owners.

This conveyance is made subject to the following:
1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 3300, Page 62-63, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

Source of Description: Previous and Last Conveyance

THE PREVIOUS AND LAST INSTRUMENT being a Warranty Deed from Kenneth W. Baker and wife, Ruby D. Baker, to Stonehorse Real Estate Holdings, LLC, which deed duly appears of record in Instrument# 20170525-0052235, Register's Office of the above county.

Property Address: This is improved property located at 7029 Bonnavent Drive, 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 grantees, its successors, 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 itself, its successors and representatives, to warrant and forever defend the title to said real estate to said grantees, its successors, transferees and assigns, against the lawful claims of all persons.

Witness my/our hand(s) this the 29th day of August, 2017.

Stonehorse Real Estate Holdings, LLC

Ronda Cook

By: Ronda Cook, Chief Manager

A C K N O W L E D G E M E N T

STATE OF Tennessee

COUNTY OF Putnam

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, **Ronda 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 29th day of August, 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 $170,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of August, 2017.

Notary Public or Register

My Commission Expires: 4-24-18

MATTHEW J. MEANS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PUTNAM