RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179700

Bill Garrett Davidson County
Batch# 13197 DEEDWARR
10/13/2017 11:33:54 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20171013-0105193

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$168,000.00~~ 165,000 JR

Jennifer A. Ramming
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October, 2017.

NOTARY PUBLIC

My commission expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON

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
Jennifer A. Ramming 2422 Robbie Court Nashville, TN 37214	Franklin American Mortgage Company 6100 Tower Circle, Ste. 600 Franklin TN 37067	073 07 0 201.00

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Eight Thousand and 00/100 Dollars ($168,000.00), 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, **JENNIFER A. RAMMING, A SINGLE WOMAN**, hereinafter called the Grantee(s), her 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. 35-A, Zone Lot Division, Lots Nos. 33 through 37, Cabin Hill Subdivision, Section Four, of record in Plat Book 6250, page 520, amending Plat Book 5200, page 795, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Stonehorse Real Estate Holdings, LLC, by Warranty Deed from Estella Hamilton, unmarried, dated 7/26/2017, recorded 8/2/2017, of record in Instrument #20170802-0078457, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Estella Hamilton, unmarried, by deed dated 6/7/2001, of record in Instrument #20010611-0061353, said Register's Office.

The address of the herein described property is believed to be 2422 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), her 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), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 11th day of October, 2017.

Stonehorse Real Estate Holdings, LLC

BY Rick Cook
ITS Member

STATE OF Tennessee
COUNTY OF Williamson

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 11th day of October, 2017.

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

David P. Webber
Printed Notary Name

My commission expires: 10/3/18