WARRANTY DEED

Bill Garrett
Batch# 36690
12/13/2017 10:52:40 AM
Fees: $13.00 Taxes: $481.00

Davidson County
DEEDWARR
2 pgs

20171213-0127051

JILL RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-11-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stonehorse Real Estate Holdings, LLC	NEW OWNER	086140A21700CO
(NAME)	(NAME)	
157 Powers Rd		
(ADDRESS)	(ADDRESS)	
Ozkdale, TN 37829		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Peter J. Stevens, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 217 on the Plan of Hermitage Meadows, Stage Three, of record in Plat Book 6250, Page 300, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Peter J. Stevens, an unmarried man by Warranty Deed from Catherine Moore, an unmarried woman, dated May 29, 2015 and recorded June 25, 2015 of record in Instrument No. 20150625-0061380, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2018 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 6250, Page 300 and Boundary Plat Book 5200 Page 507, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded, as Book 6034, Page 365, Amended recorded, as Instrument No. 20170210-0013943 and Scrivener's Affidavit recorded, as Instrument No. 20170320-0026618 and By-Laws in Book 6034, Page 383, Amended recorded as Book 7660 Page 612, Amended Instrument No. 20010327-0029002, Register's Office for Davidson County, Tennessee, in the Register's Office for Davidson County, Tennessee.
Easement recorded in Book 5962, Page 229 in the Register's Office of Davidson County, Tennessee.
Grant Easement recorded in Instrument No. 20121114-0104689, in the Register's Office of Davidson

County, Tennessee.
Articles of Incorporation of Hermitage Meadows Homeowners' Association recorded as Book 6034, Page 376, Amended recorded as Book 7466, Page 25 and Amended recorded as Book 8275, Page 843, in the Register's Office for Davidson County, Tennessee.
Warranty Deed Conveys to Hermitage Meadows Homeowners' Association Book 6158, Page 931, Book 6209, Page 548 and Book 6668, Page 54, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 217 Thistle Lane, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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.

Witness my hand this 30th day of November, 2017.

Peter J. Stevens

State of Tennessee
County of Williamson

Personally appeared before me Peter J. Stevens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of November, 2017.

Notary Public
My Commission Expires: 8/15/21

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

File No.: 01288-40906
SMG TN Warranty Deed