Bill Garrett Davidson County
Batch# 37198 DEEDWARR
12/15/2017 08:54:23 AM 3 pgs
Fees: $18.00 Taxes: $730.75
20171215-0127744

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
Mathew Ninan
Address: 2990 Kingston Circle S
Mt. Juliet, TN 37122

PROPERTY OWNER:
Name: Ninan Properties, LLC
Mathew Ninan
Address: 1105/1107 Debow Street
Old Hickory, TN 37138

Map Group Parcel
044-15-0-290.00

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 (being one and the same as Stonehorse Real Estate Holdings) (Grantor)

has this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto **Ninan Properties, LLC; and Mathew Ninan,** their heirs, 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. 15 on the Map of Village of Old Hickory, Section C, as of record in Book 1424, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

The address of the herein described property is believed to be 1105 & 1107 Debow Street, Old Hickory, TN 37138, 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.

Source of Description: Previous and Last Conveyance

THE PREVIOUS AND LAST INSTRUMENT being a Warranty Deed from Old Hickory Property LLC, a Tennessee Limited Liability Company, Series 1105, to Stonehorse Real Estate Holdings, which deed duly appears of record in Instrument# 20170915-0094670, Register's Office of the above county.

Property Address: This is improved property located at 1105 & 1107 Debow Street, Old Hickory, Tennessee 37138.

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, their heirs, successors, transferees and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has 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, their heirs, successors, transferees and assigns, against the lawful claims of all persons.

Witness my/our hand(s) this the 1st day of December, 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

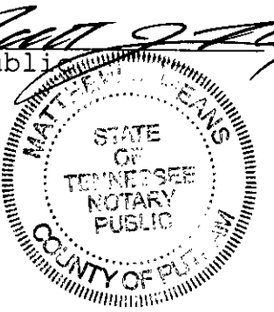
COUNTY OF Putnam

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 1st day of December, 2017.

Notary Public

My Commission Expires: 4-24-18



STATE OF TENNESSEE
COUNTY OF Putnam

The actual consideration or value whichever is greater, for this transfer is $197,500.00.

Affiant

Subscribed and sworn to before me, this the 1st day of December, 2017.

Notary Public or Register

My Commission Expires: 4-24-18

MATTHEW A. EVANS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM