Bill Garrett Davidson County
Batch# 45039 DEEDWARR
01/05/2018 02:04:35 PM 2 pgs
Fees: $13.00 Taxes: $767.75

20180105-0001842

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179882

WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of January, 2018.

NOTARY PUBLIC

My commission expires: 8-24-2019

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
Paggy Wu 813 Cherry Laurel Ct. Nashville, TN 37215	Paggy Wu 813 Cherry Laurel Ct. Nashville, TN 37215	044 11 0 026.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thousand and 00/100 Dollars ($200,000.00), 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, **PAGGY WU, MARRIED**, 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:

TRACT I: Land in Davidson County, Tennessee, being the westerly portion of Lot No. 143 on the Plan of Section "A" Village of Old Hickory, of record in Book 1424, page 68, said Register's Office, and described as follows: Beginning at the westerly common corners of Lots 142 and 143 on a paved ditch, being West 545.5 feet from the westerly margin of Orchard Drive; thence southwardly along said paved ditch, 147.2 feet to the westerly common corners of Lots Nos. 143 and 144; thence with the line between Lots Nos. 143 and 144, eastwardly 317 feet 9 inches to a point; thence northwardly 90 feet to a point in the southerly line of Lot No. 142; thence with the line between Lots Nos. 142 and 143, westerly 330 feet 8 inches to the point of beginning.

TRACT II: A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lot No. 143 of Section "A" on the Plan of E.I. duPont deNemours and Company's Subdivision / Village of Old Hickory, as of record in Book 1424, page 68, Register's Office for said County. Said Lot No. 143 fronts 70.2 feet on the westerly side of Orchard Drive and extends back 545.5 feet on the northerly line and 489 feet on the southerly line to a dead line measuring 147.2 feet thereon.

Being the same property conveyed to Stonehorse Real Estate Holdings, by Warranty Deed from Old Hickory Property LLC. a Tennessee limited liability Company, Series 128, dated 8/31/2017, recorded 9/15/2017, of record in Instrument #20170915-0094668, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Old Hickory

Property, LLC, a Tennessee Limited Liability Company, Series 128, by Quitclaim Deed from Ricky L. McClintock, married, dated 5/13/2016, recorded 5/16/2016, of record in Instrument #20160516-0048550, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Ricky L. McClintock by deed dated 12/26/2000 of record in Instrument #20001227-0125936, said Register's Office.

The address of the herein described property is believed to be 128 Orchard Drive, 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.

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 2018 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 3rd day of January, 2018.

Stonehorse Real Estate Holdings, LLC

BY
ITS

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public, of said County and State, Ricky D. 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 3rd day of January, 2018.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: 6-20-2021