Bill Garrett Davidson County
Batch# 55805 DEEDWARR
02/06/2018 09:36:52 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20180206-0011843

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810084

WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288 - 41772

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2018.

NOTARY PUBLIC

My commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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:
The Property Sisters, LLC, a Tennessee limited liability company 901 Phillips Street Nashville, TN 37208	The Property Sisters, LLC, a Tennessee limited liability company 901 Phillips Street Nashville, TN 37208	083-01-0-111.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Five Thousand and 00/100 Dollars ($235,000.00), 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, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **THE PROPERTY SISTERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** , hereinafter called the Grantee(s), their 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. 39 on the plan of Jones and Bradford's Subdivision as of record in Book 161, page 142, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stonehorse Real Estate Holdings, LLC, by Warranty Deed from Tanisha D. Wilson, an unmarried woman, dated 11/30/2017, recorded 12/7/2017, of record in Instrument No. 20171207-0125043, in the Register's Office for Davidson County, Tennessee.

And being the same property previously conveyed to Tanisha Wilson, unmarried, by Warranty Deed from Roberta R. Craus, dated 4/27/2001, recorded 5/29/2001, of record in Instrument No. 20010529-0055242, said Register's Office.

The address of the herein described property is believed to be 1011 Sharpe Avenue, Nashville, TN 37206, 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), their 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), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of January, 2018.

Stonehorse Real Estate Holdings, LLC

BY: RICKY D. COOK
ITS: MEMBER

STATE OF TENNESSEE
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 31st day of January, 2018.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021