RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179903

DEREK R TRUELOVE
Notary Public
WILSON COUNTY, State of Tennessee
My Commission Expires April.28, 2020

WARRANTY DEED

Bill Garrett Davidson County
Batch# 56189 **DEEDWARR**
02/07/2018 12:47:37 PM 2 pgs
Fees: $13.00 Taxes: $802.90

20180207-0012400

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2017.

NOTARY PUBLIC

My commission expires: 4.28.20

DEREK TRUELOVE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 28, 2020
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
Tyler Anton 117 Buffalo Street Old Hickory, TN 37138	Same address as new owner	044 11 0 033.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventeen Thousand and 00/100 Dollars ($217,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **STONEHORSE REAL ESTATE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **TYLER ANTON, A SINGLE MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot. No. 137 of Sections "A" and "A-1" on the Plan of E.I. DuPont de Nemours and Company's Subdivision / Village of Old Hickory, as of record in Book 1424, page 101, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Included in the above description, but specifically EXCLUDED from this conveyance is the following:

A tract of land situated on the left descending bank of the Cumberland River, in River Vista Subdivision, in the 4th Civil District of Davidson County, Tennessee, and more particularly described as follows: Beginning at a point in the line of the lands now or formerly of Orville R. and Hattie B. Halliburton, said point being North 71 deg. 37' West 99.6 feet, North 67 deg. 42' West 188.9 feet and North 52 deg. 11' West 40 feet from the most westerly corner of Lot No. 20 in River Vista Subdivision; thence from the point of beginning and severing the lands of the subject owner, North 69 deg. 55' West 87 feet to a point in the line of the lands now or formerly of L. L. and Lucille Barrett; thence along said Barrett line, North 22 deg. 00' West 58 feet to a corner common to the lands of said Barrett and the lands of Orville R. and Hattie B. Halliburton; thence, along said

Halliburton line, South 52 deg. 11' East 134 feet to the point of beginning, containing four hundredths (0.04) of an acre, more or less.

Being the same property conveyed to Stonehorse Real Estate Holdings, by Warranty Deed from Old Hickory Property LLC, a Tennessee Limited Liability Company, Series 115, dated 8/31/2017, recorded 9/15/2017, of record in Instrument #20170915-0094667, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 117 Buffalo 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.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has 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.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HANDS, this the 21st day of December, 2017.

STONEHORSE REAL ESTATE HOLDINGS, LLC

BY: _____
RICKY D. COOK, AUTHORIZED AGENT

STATE OF TN
COUNTY OF Davidson

On this the 21st day of December, 2017, before me, appeared Ricky D. Cook, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of Stonehorse Real Estate Holdings, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said Stonehorse Real Estate Holdings, a Tennessee Limited Liability Company, and said officer acknowledged said instrument to be the free act of deed of said Stonehorse Real Estate Holdings, a Tennessee Limited Liability Company.

WITNESS my hand and seal, this the 21st day of December, 2017.

_____
Notary Public

Derek Truelove
Printed Notary Name

My commission expires: 4/28/20

DEREK TRUELOVE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 28, 2020
COUNTY OF WILSON

DEREK R TRUELOVE
Notary Public
WILSON COUNTY, State of Tennessee
My Commission Expires April.28, 2020