RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810173

Bill Garrett Davidson County
Batch# 65054 DEEDWARR
03/05/2018 11:31:27 AM 2 pgs
Fees: $13.00 Taxes: $617.90

20180305-0020458

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2018.

NOTARY PUBLIC

My commission expires: 9-26-19

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD 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
Andriy Tyshchenko and Anastasiia Tyshchenk 2311 Kimberly Drive Nashville, TN 37214	CMG Mortgage, Inc., dba CMG Financial, 3160 Crow Canyon Rd., Ste. 400 San Ramon, CA 94583	073-07-0-176.00

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Seven Thousand and 00/100 Dollars ($167,000.00), 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, **ANDRIY TYSHCHENKO AND ANASTASIIA TYSHCHENKO, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 42A of the Zone Lot Division of Lots Nos. 22-26, 38 and 39, Section 4, and Lots 41-43, Section 3 of Cabin Hill, as of record in Plat Book 6250, page 523 amending Plat Book 5200, page 713, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stonehorse Real Estate Holdings, LLC, by Warranty Deed from Bobby G. McCormack, an unmarried person, dated 9/21/2017, recorded 9/29/2017, of record in Instrument No. 20170929-0099790, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Bobby G. McCormack, unmarried, by Warranty Deed from Carey Scott Daniel and wife, Linda Ann Daniel, dated 8/19/1993, recorded 12/17/1993, of record in Book 9191, page 48, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2311 Kimberly Drive, Nashville, TN 37214, 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 2nd day of March, 2018.

Stonehorse Real Estate Holdings, LLC

BY
ITS

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public, of said County and State, Richard 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 2nd day of March, 2018.

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My commission expires: 10/6/21