Bill Garrett Davidson County
Batch# 66111 DEEDWARR
03/07/2018 10:32:55 AM 2 pgs
Fees: $13.00 Taxes: $617.90

20180307-0021459

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810160

Record and Return To:
Limestone Title & Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127

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 28th day of February, 2018.

NOTARY PUBLIC

My commission expires: 10/6/21

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON 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
Victoria Rene Veal 2309 Kimberly Drive, Nashville, TN 37214	Same address as new owner	073-07-0-233.00

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**, a Tennessee limited liability company, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **VICTORIA RENE VEAL**, a single woman 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:

Being Lot No. 42B on the plan of Cabin Hill Subdivision, Section 3, of Zone Lot Division of Lots 41 - 43, as of record in Plat Book 6250, page 523, amending Plat Book 5200, page 713, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stonehorse Real Estate Holdings, LLC, by Warranty Deed from Bobby G. McCormack, an unmarried person, dated 10/4/2017, recorded 10/9/2017, of record in Instrument No. 20171009-0103444, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Bobby G. McCormack, an unmarried person, by Warranty Deed from Darenda R. Owens, an unmarried person, dated 12/7/1998, recorded 12/31/1998, of record in Book 11275, page 256, and re-recorded 4/23/1999 in Book 11444, page 103, both in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2309 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), 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 28th day of February, 2018.

Stonehorse Real Estate Holdings, LLC

RICKY D. COOK, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, 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 a Member of Stonehorse Real Estate Holdings, LLC, the within-named bargainor, and that as such Member, having authority to do so, that he executed the within instrument for the purposes therein contained by signing himself as Member of Stonehorse Real Estate Holdings, LLC.

WITNESS my hand and seal, this the 28th day of February, 2018.

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

Frank W. Roberts
Printed Notary Name

My commission expires: 10/6/21