Bill Garrett Davidson County
Batch# 75224 DEEDWARR
04/02/2018 10:35:05 AM 3 pgs
Fees: $18.00 Taxes: $462.50
20180402-0030063

WARRANTY DEED

Prepared By:

Pointer Title Services
Dave Matson, Attorney
206-C S. Jefferson Ave.
Cookeville, TN 38501

SEND TAX BILLS TO:
Name: James Bearden
Juanita Bearden
Address: 212 Lake Cove
Old Hickory, TN 37138

PROPERTY OWNER:
Name: James R. Bearden
Juanita G. Bearden
Address: 909 Rachels Place
Hermitage, TN 37076

Map-Parcel
075-11-0-145.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, together with other good and valuable consideration not herein mentioned, the receipt of which is hereby acknowledged,

I/We, Stonehorse Real Estate Holdings, (Grantor)

Being one and the same entity as Stonehorse Real Estate Holding, LLC, have this day bargained and sold, and by these presents do hereby bargain, sell, transfer, and convey unto **James R. Bearden and wife, Juanita G. Bearden**, their heirs, transferees, and assigns, hereinafter referred to as Grantees, whether one or more, certain real estate located in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot 67-A Zone Lot Division on the Plan of Rachel's Square, Section 2, of record in Plat Book 6250, Page 541, amending Plat Book 5200, Page 623-625, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 6250, Page 541, amending Plat Book 5200, Page 623; Covenants, conditions, easements and restrictions recorded, as Book 6455, Page 135; Covenants, conditions, easements and restrictions recorded, as Book 6519, Page 512; Covenants, conditions, easements and restrictions recorded, as Book 6619, Page 777, Amendment recorded as Book 8030, Page 757; Grant of Easement recorded on May 21, 2012 in Instrument No. 20120521-0043892, recorded on February 11, 2015 in Instrument No. 20150211-0012558; Notice of Recording recorded as Instrument No. 20070619-0073174; Charter of Rachel's Square Homeowners Association recorded as Book 6683, Page 576; Charter of Colony Downs Homeowner's Association recorded as Book 8030, Page 759, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Source of Description: Previous and Last Conveyance

THE PREVIOUS AND LAST INSTRUMENT being a Warranty Deed from Karen A. Larson, Trustee of The Karen A. Larson Family Trust, to Stonehorse Real Estate Holding, LLC, which deed duly appears of record in Instrument No. 20170809-0081506, Register's Office of the above county.

Property Address: This is improved property located at 909 Rachels Place, Hermitage, Tennessee 37076.

The preparer of this instrument makes no representation as to any encroachments, easements, party walls, conflicts in boundary lines, shortage or variation in area or measurements, and/or any facts that a correct survey and/or physical inspection of the premises would disclose.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantees, their heirs, transferees, and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors, and it representatives, to warrant and forever defend the title to said real estate to said Grantees, their heirs, transferees, and assigns, against the lawful claims of all persons.

Witness my hand this the 13th day of March, 2018.

Stonehorse Real Estate Holdings

Ronda Cook

By: Ronda Cook, Chief Manager

A C K N O W L E D G E M E N T

STATE OF ~~Putnam~~ Tennessee

COUNTY OF Putnam

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, **Ronda Cook,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be **Chief Manager of Stonehorse Real Estate Holdings,** the within named bargainor, and that she as such Chief Manager authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Stonehorse Real Estate Holdings by herself as such Chief Manager.

WITNESS MY HAND and seal at Cookeville, Tennessee, this the 13th day of March, 2018.

Notary Public

My Commission Expires: 4-24-18

MATTHEW J. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

STATE OF TENNESSEE
COUNTY OF Putnam

The actual consideration or value whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of March, 2018.

Notary Public or Register

My Commission Expires: 4-24-18

MATTHEW J. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM