Karen Johnson Davidson County
Batch# 186272 DEEDWARR
01/22/2019 09:18:11 AM 2 pgs
Fees: $13.00 Taxes: $802.90
20190122-0005711

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811384

WARRANTY DEED

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 7th day of January, 2019

NOTARY PUBLIC

My commission expires: 11/3/20

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BUILD-ENG CORP. 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(s), the receipt of which is hereby acknowledged; the undersigned, **TYLER ANTON, AN UNMARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BUILD-ENG CORP.**, 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. 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 Hallie 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 hundreths (0.04) of an acre, more or less.

Being the same property conveyed to Tyler Anton, a single man, by Warranty Deed from Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company, dated 12/21/2017, recorded 2/7/2018, of record in Instrument No. 20180207-0012400, in the Register's Office for Davidson County, Tennessee. And being the same property conveyed to Stonehorse Real Estate Holdings, LLC, by Warranty Deed from Old Hickory Property, LLC, dated 8/31/2017, and recorded 9/15/2017, in Instrument 20170915-0094667, in the Register's Office for Davidson County, Tennessee. And previously being the same property conveyed to Old Hickory Property, LLC, by Quitclaim Deed from Ricky L. McClintock, dated 8/5/2016, recorded 8/8/2016, in Instrument 20160808-0081917, Register's Office for Davidson County, Tennessee. And further being the same property previously conveyed to Ricky McClintock by Deed dated 9/26/1997, of record in Book 10623, page 75, and by Instrument 20160721-0075319, said Register's Office.

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(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 2019 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 7th day of January, 2019.

TYLER ANTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Tyler Anton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of January, 2019.



Notary Public
My commission expires: 11/3/20.