Karen Johnson Davidson County
Batch# 190384 DEEDWARR
01/31/2019 10:26:36 AM 2 pgs
Fees: $13.00 Taxes: $1,271.35

20190131-0009360

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811289

**WARRANTY DEED**

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,609.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of January, 2019.

NOTARY PUBLIC

My commission expires: 6/9/2020

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 |
|---|---|---|
| Triston Thompkins and wife, April Thompkins<br>224 Anthony Avenue<br>Old Hickory, TN 37138 | Same address as new owner | 054-09-0-029.00 |

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Three Thousand Six Hundred Nine and 00/100 Dollars ($343,609.00), 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, **TRISTON THOMPKINS AND APRIL THOMPKINS**, 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:

Being part of Lot No. 9, Section 2 of the Life and Casualty Insurance Company Subdivision at Old Hickory, Tennessee of record in Book 843, page 56, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the common line of Lots Nos. 8 and 9, Section 2 on said plan, which line is now the eastern line of Anthony Avenue and which point is a distance southerly from the eastern line of Pitts Avenue, 200 feet, running thence southerly and along the common lines of Lots Nos. 8 and 9, a distance of 75 feet; thence easterly and parallel to the center line of Pitts Avenue, a distance of 145 feet to a point, which point is the southwesterly corner of land now or formerly belonging to Pogue; thence northerly along the line of Pogue, a distance of 75 feet to a point; thence westerly along the line now or formerly belonging to Huffine, a distance of 145 feet to the point of beginning.

Being the same property conveyed to Stonehorse Real Estate Holdings, LLC, by Warranty Deed from Tim Blalock and Karen Blalock, husband and wife, dated 8/4/2017, recorded 8/15/2017, of record in Instrument No. 20170815-0083643, in the Register's Office for Davidson County, Tennessee.

AND being the same property previously conveyed to Tim Blalock and Karen Blalock, husband and wife, by Warranty Deed from RD Enterprises, LLC, dated 12/9/2004, recorded 12/13/2004, of record in Instrument No. 20041213-0148049, said Register's Office.

The address of the herein described property is believed to be 224 Anthony Avenue, 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 24th day of January, 2019.

**STONEHORSE REAL ESTATE HOLDINGS, LLC**

**BY: RICK COOK**

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

Personally appeared before me, a Notary Public, Rick Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Officer of Stonehorse Real Estate Holdings, LLC, the within named bargainor, and that as such he executed the within instrument for the purposes therein contained by signing as Officer of Stonehorse Real Estate Holdings, LLC.

WITNESS my hand and seal, this the 24th day of January, 2019.

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Jennifer Gentry
Notary Public

Jennifer Gentry
Printed Notary Name

My commission expires: 6/9/2020