Karen Johnson Davidson County
Batch# 196232 DEEDWARR
02/19/2019 10:17:02 AM 2 pgs
Fees: $13.00 Taxes: $3,219.00

20190219-0014672

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$870,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEAN MICHEL RIBIERAS	Jean Michel Ribieras	**103-01-0H-001.00CO**
(NAME) **6120 HILL CIRCLE**	(NAME) 4947 Warwick Ave.	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) Memphis, TN 38117	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, STONEHOUSE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEAN MICHEL RIBIERAS, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A, as shown on the Declaration of Covenants, Conditions, and Restrictions for a Horizontal Property Regime with Private Elements for 6120 & 6122 Hill Circle Homes, of record at Instrument No. 20170130-0009698, as amended in Instrument No. 20190122-0005782, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to CLIFFORD R. SIMPSON, by warranty deed from HAZEL M. COBB F.K.A HAZEL M. ANDERTON, UNMARRIED, of record in Instrument No. 20101119-0092759, dated November 17, 2010, as corrected in Instrument No. 20110216-0013078, said Register's Office. Further, being a portion of the same property conveyed to the SIMPSON REVOCABLE TRUST U/A/D NOVEMBER 16, 1995, by quitclaim deed from CLIFFORD R. SIMPSON, of record in Instrument No. 20140609-0049819, dated April 10, 2014, said Register's Office. Further, being a portion of the same property conveyed to STONEHOUSE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from CLIFFORD R. SIMPSON, TRUSTEE OF THE SIMPSON REVOCABLE TRUST U/A/D NOVEMBER 16, 1995, of record in Instrument No. 20161128-0124616, dated November 25, 2016, said Register's Office.

This conveyance is subject to matters shown on the Declaration of Covenants, Conditions, Liens, Easements and Restrictions of record in Instrument No. 20170130-0009698, as amended in Instrument No. 20190122-0005782; Sanitary Sewer Easement of record in Instrument No. 20160104-0000256; Utility Easement of record in Instrument No. 20150429-0038236; and any and all other easements, conditions and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **6120 HILL CIRCLE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of February, 2019.

STONEHOUSE CONSTRUCTION, LLC
A Tennessee Limited Liability Company

Douglas M. Simpson Chairman & President

By: Douglas M. Simpson, Chairman & President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Douglas M. Simpson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chairman and President of **STONEHOUSE CONSTRUCTION, LLC,** the within-named bargainor, a Tennessee Limited Liability Company, and that he as such Chairman and President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **STONEHOUSE CONSTRUCTION, LLC,** by himself as such Chairman and President.

Witness my hand and official seal at office this 14th day of February, 2019.

My commission expires: **May 2, 2022**

Lee A. Cohen
Notary Public

RETURN TO:
H. Mark Beanblossom, P.C.
1661 Aaron Brenner Drive # 301
Memphis, Tennessee 38120
901.758.0500

