WARRANTY DEED

Karen Johnson Davidson County
Batch# 219507 DEEDWARR
04/18/2019 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20190418-0035832

File No. TE0005185

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2019.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

TABATHA EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stonehorse Real Estate Holdings LLC	NEW OWNER	053-16-0-053.00
(NAME)	(NAME)	
157 Powers Rd		
(ADDRESS)	(ADDRESS)	
Oakdale TN 37829		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Lineberry Properties, Inc., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, THEIR 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 the east 150 feet of Lot No. 19 of Section II, of the Map of Life and Casualty Insurance Company, Subdivision of the Dabbs and Elliott Property, known as Dupontonia, of record in Plat Book 843, page 56, Register's Office for said County.

Said part of said Lot No. 19 fronts 150 feet on the northeasterly side of Old Hickory Boulevard, and runs back between parallel lines 725 feet to a dead line.

INCLUDED in the above description, but expressly EXCLUDED therefrom is the following described tract conveyed by James Grisham and wife, Pauline Grisham, to the State of Tennessee, of record in Book 4984, page 997, Register's Office for said County:

Being a part of Lot 19, Section 2, on the Plan of Life and Casualty Insurance Company Subdivision, of record in Plat Book 843, page 56, described as follows: Beginning at the point of intersection of the northeast margin of Old Hickory Boulevard (State Route 45) and the southeast boundary of the Charles E. Vantrease property, thence along the south boundary north 44 degrees 15 minutes east 5 feet more or less to a point, thence south 45 degrees 45 minutes east 150 feet more or less to a point; thence south 44 degrees 15 minutes west 5 feet more or less to a point in the said margin, thence along the said margin north 45 degrees 45 minutes W 150 feet more or less to the point of beginning and containing 750 square feet and being part of the property conveyed to James Grisham and wife, Pauline Grisham, of record in Book 4075, page 334, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lineberry Properties, Inc. by Warranty Deed dated June 19, 2006 from Gary V. Almonrode and wife, Jayne A. Almonrode, of record in Instrument Number 20060622-0074643 , and re-recorded in Instrument Number 20061002-0121262, Register's Office for Davidson County, Tennessee.Being also known as 3608 Old Hickory Blvd Old Hickory, Tennessee 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3608 Old Hickory Blvd, Old Hickory, TN 37138

(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 16th day of April, 2019.

Lineberry Properties, Inc.

By: Dewey Lineberry, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Dewey Lineberry, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of Lineberry Properties, Inc., a Tennessee Corporation, the within named bargainor, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as President.

Witness my hand this 16th day of April, 2019.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020