Karen Johnson Davidson County
Batch# 225355 DEEDWARR
05/03/2019 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20190503-0041327

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of May, 2019.

Notary Public

My commission expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Bradley E. Guthrie and Melissa N. Guthrie	**Bradley E. Guthrie and Melissa N. Guthrie**	**075-15-0A-229.00**
229 Stoners Glen Ct.	**229 Stoners Glen Ct.**	
Hermitage, TN 37076	**Hermitage, TN 37076**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Robert Garry Hornbuckle and Paul B. Hornbuckle

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Bradley E. Guthrie and Melissa N. Guthrie

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 229 of PHASE THREE, STONERS GLEN, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing PHASE THREE, STONERS GLEN, a Horizontal Property Regime, of record in Instrument Number 20000526-0052723, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on the plat of record in Instrument No. 20010726-0079444 as amended in Instrument No. 20020319-0034160; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Wyma P. Hornbuckle, unmarried by Warranty Deed from Frank Batson Homes, Inc. of record in Instrument No. 20030218-0021023, in the Register's Office of Davidson County, Tennessee, dated February 14, 2003 and recorded February 18, 2003. (Value or consideration shown in aforementioned deed $216,450.00)

Being the same property conveyed to Robert Garry Hornbuckle and Paul B. Hornbuckle by Quitclaim Deed from the Estate of Wyma P. Hornbuckle of record in Instrument No. 20150921-0095731, in the Register's Office of Davidson County, Tennessee, dated September 8, 2015 and recorded September 21, 2015.

This is improved property known as **229 Stoners Glen Ct., Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 1st day of May, 2019.

Robert Garry Hornbuckle

Paul B. Hornbuckle

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Robert Garry Hornbuckle and Paul B. Hornbuckle, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of May, 2019.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 19-000060-528

SP 11/2015

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)