Karen Johnson Davidson County
Batch# 296748 DEEDWARR
10/07/2019 09:29:33 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20191007-0102232

WARRANTY DEED

Prepared By:

Pointer Title Services
Dave Matson, Attorney
206-C S. Jefferson Ave.
Cookeville, TN 38501

SEND TAX BILLS TO:
Name: Samuel Parker
Address: 157 Powers Rd
Oakdale, TN 37829

PROPERTY OWNER:
Name: Samuel Parker
Address: 2153 Riverway Drive
Old Hickory, TN 37138

Map & Parcel
053-06-0A-166.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, together with other good and valuable consideration not herein mentioned, the receipt of which is hereby acknowledged,

Stonehorse Real Estate Holdings, LLC, a Tennessee Limited Liability Company, (Grantor)

has this day bargained and sold, and by these presents does hereby bargain, sell, transfer, and convey unto **Samuel Parker**, his heirs, transferees, and assigns, hereinafter referred to as Grantee, certain real estate located in Davidson County, Tennessee, as follows:

> Being Lot No. 166 on the Plan of Phase Two, Waterford Subdivision, of record in Plat Book 7900, pages 412-413, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Source of Description: Previous and Last Conveyance

THE PREVIOUS AND LAST INSTRUMENT being a Warranty Deed from Helen J. Cantrell, Trustee of the Charles A. Cantrell, Sr. Revocable Living Trust Agreement, dated October 30, 2001, to Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company, which deed duly appears of record in Instrument No. 20140416-0031780, Register's Office of Davidson County, Tennessee.

Property Address: This is improved property located at 2153 Riverway Drive, Old Hickory, Tennessee 37138.

The preparer of this instrument makes no representation as to any encroachments, easements, party walls, conflicts in boundary lines, shortage or variation in area or measurements, and/or any facts that a correct survey and/or physical inspection of the premises would disclose.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his heirs, transferees, and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors, and its representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs, transferees, and assigns, against the lawful claims of all persons.

Witness my hand this the 26th day of September, 2019.

Stonehorse Real Estate Holdings, LLC

Ronda Cook

By: Ronda Cook, Member

A C K N O W L E D G E M E N T

STATE OF TENNESSEE
COUNTY OF Putnam

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, **Ronda Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be Member of **Stonehorse Real Estate Holdings, LLC**, the within named bargainor, a Limited Liability Company, and that she as such Member authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Stonehorse Real Estate Holdings, LLC, by herself as such Member.

WITNESS MY HAND and seal at Cookeville Tennessee, this the 26 day of September, 2019.

Notary Public

My Commission Expires: 4-18-22

MATTHEW J. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

STATE OF TENNESSEE
COUNTY OF Putnam

The actual consideration or value whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this the 26 day of September, 2019.

Notary Public or Register

My Commission Expires: 01/19/2021

STACEY N. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM