NEW OWNER:

STONEHORSE REAL ESTATE HOLDINGS, LLC
157 POWERS RD
OAKDALE, TN 37829-2201

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 19-1742

Map & Parcel No. 064 03 0A 011.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 318547 **DEEDWARR**
11/22/2019 12:29:25 PM 3 pgs
Fees: $18.00 Taxes: $1,142.56

20191122-0120972

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Eight Thousand Eight Hundred and 00/100 Dollars ($308,800.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LP 109, LLC, a Tennessee limited liability company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **STONEHORSE REAL ESTATE HOLDINGS, LLC, a Tennessee limited liability company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being **Lot No. 81**, on the Plan of Phase One, Revised Plat of Brandywine Pointe (a Planned Unit Development), of record in Book 7900, Pages 170-172, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Mystic Oak South LLC, by quitclaim deed from Lineberry Properties, Inc., dated May 14, 2019, of record in Instrument No. 20190517-0046526, in the Register's Office for Davidson County, Tennessee. Gregory S. Gill, Substitute Trustee, conveyed subject property to **LP 109, LLC, a Tennessee limited liability company**, by Substitute Trustee's Deed dated November 20, 2019, and of record in Instrument No. 20191122-0120971, said Register's Office.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as 4036 BRANDYWINE POINTE BLVD., OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 7900, Page 170, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated and paid as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 20th day of November, 2019.

LP 109, LLC

By:_____
MARK LINEBERRY, Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **MARK LINEBERRY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **Member** of **LP 109, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized member.

WITNESS my hand and official seal at office this 20th day of November, 2019.

_____
NOTARY PUBLIC

My commission expires: 10/30/23

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$308,800.00** .

AFFIANT

Sworn to and subscribed to before me this 20th day of November, 2019.

NOTARY PUBLIC

My commission expires: 10/30/23

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY