# WARRANTY DEED

Karen Johnson Davidson County
Batch# 340129 DEEDWARR
01/08/2020 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20200108-0002367

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. LG0006191

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/3/2020

(AFFIX SEAL)

**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 | Same as New Owner | |
| (NAME) | (NAME) | |
| 157 Powers Rd. | | 053-12-0-075.00; 053-12-0-074.00 |
| (ADDRESS) | (ADDRESS) | 053-12-0-078.00 |
| 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, **Dewey Lineberry and Maribel V. Lineberry (a/k/a Maribel Lineberry), husband and wife,** 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, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Parcel I: 2609 Old Hickory Blvd**

Being the southerly 57 feet, or front part, of lots 14, 15, & 16 of Block 4 on the Plan of Dabbs and Elliot's Subdivision No. 1, Old Hickory, as of record in Book 547, page 97 of the Register's Office Davidson County, Tennessee.
Said parts of said lots adjoin and front together 75 feet on the northeasterly side of Old Hickory Boulevard, formerly Concrete Drive, and run back between parallel lines 57 feet to a dead line.

Included in the above description but expressly excluded from the herein conveyance is as follows:

Being a part of Lots 14, 15 & 16, Block 4 on the Plan of Dabbs and Elliott's Subdivision No. 1 of record in Book 547, Page 97, described as follows: ·
Beginning at the point of intersection of the northeast margin of Old Hickory Boulevard the southeast boundary of the John W. Martin property; thence along the southeast boundary north 44 degrees 15 minutes east 6 feet, more or less to a point; thence south 45 degrees 45 minutes east 75 feet, more or less to a point; thence south 44 degrees 15 minutes west 6 feet, more or less to a point in the said northeast margin; thence along the said Northeast margin north 45 degrees 45 minutes west 75 feet, more or less to the point of beginning and containing 450 square feet and being part of the property conveyed by C. L. Ferrell and Wife, to Ben C. Hancock and Wife, Marion Hancock of record in Book 3865, Page 521, Register's Office for Davidson County, Tennessee. The said Ben C. Hancock is now deceased.

Being the same property conveyed by Installment Deed from G. L. Ferrell and Wife, Pauline R. Ferrell to Ben C. Hancock and Wife, Marion Hancock, as recorded on the 2nd day of March, 1965 in Deed Book 3865, Page 521; Quitclaim Deed from Marian E. Hancock, (Ben C. Hancock, etux) to Anthony L. Hancock, as recorded on the 15th day of June, 2000 in Instrument No. 20000615-0059554 and Warranty Deed from Anthony L. Hancock to Dewey Lineberry, an unmarried man and Maribel Lineberry,

an unmarried woman, joint tenants with rights of survivorship, as recorded on the 30th day of June, 2017 in Instrument No. 20170630-0065982, in the Register's Office of Davidson County, Tennessee.

**Parcel II: 2615 Old Hickory Blvd**

Being the northerly 63 feet of Lots 14, 15, and 16 in Block 4, Dabbs and Elliott's Subdivision property, as shown of record in Book 547, page 97, Register's Office of Davidson County, Tennessee, to which record reference is hereby expressly made and adopted.

Said Lots front 25 feet each on the southerly side of an alley located at the northerly side of said Lots, and each run back southerly 63 feet between parallel lines to a dead line, and each Lot measures thereon 25 feet.

Being the same property conveyed by Warranty Deed from Mrs. N. E. Mary Webster and Mrs. Erma Jordan Weakley to Charles E. Gann and wife, Bobbie J. Gann, as recorded on the 31st day of March, 1982 in Deed Book 5867, Page 720; Circuit Court in Docket No. 05P 1767; Warranty Deed from Kevin Kremposky, as Substitute Executor of the Estate of Bobbie J. Gann to Dewey Lineberry and wife, Maribel V. Lineberry, as recorded on the 4th day of June, 2013 in Instrument No. 20130604-0056644 and Quitclaim Deed from Jeffrey Mobley, Trustee to Dewey Lineberry and wife, Maribel V. Lineberry, as tenants by the entirety, with right of survivorship, as recorded on the 25th day of June, 2018 in Instrument No. 20180625-0060727, in the Register's Office of Davidson County, Tennessee.

**Parcel III: 2617 Old Hickory Blvd**

Being Lots Nos. 17, 18, 19, 20, and 21 of Block 4 on the Plan of Dabbs and Elliott Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office of said County.

Said Lots Nos. 17, 18, 19, 20 front 25 feet each on the northeasterly side of Old Hickory Boulevard, formerly Concrete Drive, and run back between parallel lines 120 feet to an alley.

Said Lot No. 21 fronts 23 feet on the northeasterly side of Old Hickory Boulevard, formerly Concrete Drive, and runs back between parallel lines with the northwesterly margin of 28th Street, 120 feet to an alley.

Being the same property conveyed by Warranty Deed from Mattie Kelly to Charles E. Gann and wife, Bobbie J. Gann, as recorded on the 25th day of June, 1974 in Deed Book 4823, Page 373; Circuit Court in Docket No. 05P 1767; Warranty Deed from Kevin Kremposky, as Substitute Executor of the Estate of Bobbie J. Gann to Dewey Lineberry and wife, Maribel V. Lineberry, as recorded on the 4th day of June, 2013 in Instrument No. 20130604-0056644 and Quitclaim Deed from Jeffrey Mobley, Trustee to Dewey Lineberry and wife, Maribel V. Lineberry, as tenants by the entirety, with right of survivorship, as recorded on the 25th day of June, 2018 in Instrument No. 20180625-0060727, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2609, 2615 & 2617 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 31st day of December, 2019.

**Dewey Lineberry**

**Maribel V. Lineberry**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dewey Lineberry and Maribel V. Lineberry, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 31st day of December, 2019.

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: 11/3/2020

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.

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.

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