Karen Johnson Davidson County
Batch# 343152 DEEDWARR
01/15/2020 08:29:10 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20200115-0005232

# WARRANTY DEED

Prepared By:

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

**SEND TAX BILLS TO:**
Name: Christopher M. Knowles
Address: 3608 Old Hickory Blvd.
Old Hickory, TN 37138

PROPERTY OWNER:
Name: Christopher M. Knowles
Address: 3608 Old Hickory Blvd.
Old Hickory, TN 37138

**Map & Parcel**
053-16-0-053.00

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 **Christopher M. Knowles**, his heirs, transferees, and assigns, hereinafter referred to as Grantee, certain real estate located in Davidson County, Tennessee, as follows:

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.

**Source of Description:** Previous and Last Conveyance

THE PREVIOUS AND LAST INSTRUMENT being the Warranty Deed from Lineberry Properties, Inc., a Tennessee Corporation, to Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company, which deed duly appears of record in Instrument No. 20190418-0035832, Register's Office of Davidson County, Tennessee.

**Property Address:** This is improved property located at 3608 Old Hickory Blvd., 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 10th day of January, 2020.

**Stonehorse Real Estate Holdings, LLC**

Ronda Cook

**By: Ronda Cook,**
**Chief Manager**

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 Chief Manager of **Stonehorse Real Estate Holdings, LLC**, the within named bargainor, a Limited Liability Company, and that she as such Chief Manager 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 Chief Manager.

WITNESS MY HAND and seal at Cookeville, Tennessee, this the 10th day of January, 2020.

Brandon A Burr
Notary Public

My Commission Expires: 1-28-23

BRANDON BURR
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

STATE OF TENNESSEE
COUNTY OF Putnam

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of January, 2020.

Notary Public or Register

My Commission Expires: 1-28-23

BRANDON BURR
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY