RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014368

Karen Johnson Davidson County
Batch# 470972 DEEDWARR
09/04/2020 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.13
20200904-0101483

WARRANTY DEED

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $494,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2020.

NOTARY PUBLIC

My commission expires: 5-30-21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO: (A)	MAP-PARCEL NUMBERS
Deanna Christine Rutland 4036 Brandywine Pointe Boulevard Old Hickory, TN 37138	~~Same address as new owner~~ BancorpSouth Bank P.O. Box 3356 Tupelo, MS 38803-3356	064-03-0-A-011.00 CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Ninety Four Thousand Nine Hundred and 00/100 Dollars ($494,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STONEHORSE REAL ESTATE HOLDINGS, LLC AND ABA HOLDINGS, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DEANNA CHRISTINE RUTLAND, A SINGLE WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further 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 Plat 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 ABA Holdings, LLC, a Tennessee limited liability company, as to a 50% undivided interest from Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company by Quitclaim Deed dated 01/28/2020 and recorded 02/04/2020 in Instrument No. 20200204-0012623, Register's Office of said County.

Being the same property conveyed to Stonehorse Real Estate Holdings, LLC, a Tennessee limited liability company from LP 109, LLC, a Tennessee limited liability company, by

Warranty Deed dated 11/20/2019 and recorded 11/22/2019 in Instrument No. 20191122-0120972, Register's Office of said County.

Being the same property conveyed to LP 109, LLC, a Tennessee limited liability company from Gregory S. Gill, Substitute Trustee, by Substitute Trustee's Deed dated 11/20/2019 and recorded 11/22/2019 in Instrument No. 20191122-0120971, Register's Office of said County.

The address of the herein described property is believed to be 4036 Brandywine Pointe Boulevard, Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of August, 2020.

STONEHORSE REAL ESTATE HOLDINGS, LLC

BY:
ITS:

ABA HOLDINGS, LLC

BY:
ITS: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Rick Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be member of Stonehorse Real Estate Holdings, LLC the within named bargainor and that he as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as member.

WITNESS my hand and seal, this the 28th day of August, 2020.

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Shannon ONeill
Notary Public
My commission expires: 11/3/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Anthony Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be member of ABA Holdings, LLC the within named bargainor and that he as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as member.

WITNESS my hand and seal, this the 28th day of August, 2020.

Shannon ONeill
Notary Public
My commission expires: 11/3/2020

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021