WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140028879 DEEDWARR
Recvd: 04/28/14 14:55 2 pgs
Fees:13.00 Taxes:1480.00

20140428-0035640

G-RR-14-1703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 2014

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JIM R. VANDERVOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-27-2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stone Oak Builders, LLC	**Same as New Owner**	
(NAME) 8006 ~~806~~ **Vaden Drive**	(NAME)	**104-16-273.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **FRANCES B. FALLS, UNMARRIED AND FRANCES L. BARTON NOW KNOWN AS FRANCES L. CLARKE, MARRIED** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STONE OAK BUILDERS, LLC** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 234 on the Belmont Land Company's Plan of Lots, called "Belmont Heights", as of record in Book 421, Page 34, Register's Office for said County, described as follows:

Beginning at a point on the Southerly side of Beechwood Avenue, 40 feet West of the first alley West of and parallel with Oakland Street; thence with the Southerly margin of said Beechwood Avenue, Westwardly 47.2 feet to the corner of Lot Nos. 233 and 234; thence with the line between two lots, Southwardly 175 feet to an alley; thence with the Northerly margin of said alley, Eastwardly 42.5 feet, more or less, to a point 40 feet West of the first above mentioned alley; thence Northwardly and parallel with the first above mentioned alley, 175 feet to the beginning.

Being the same property conveyed by Quitclaim Deed from Frances B. Falls to Frances B. Falls and Frances L. Barton as recorded on the 23rd day of January, 1997 in Deed Book 9925, Page 82 and Warranty Deed from Jennie P. James, a widow to L. B. Falls and wife, Frances B. Falls as recorded on the 21st day of June, 1968 in Deed Book 4245, Page 129, in the Register's Office of Davidson County, Tennessee.

Frances L. Barton having since married and is now known as Frances L. Clarke. Maxwell Clarke joins in this conveyance to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- County taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND CO'S PLAN, as recorded in Plat Book 421, Page(s) 34, Register's Office for Davidson County Register of Deeds.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1703 Beechwood Avenue, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 24th DAY OF APRIL, 2014.

Frances B. Falls

Frances B. Falls

Frances L. Clarke

Frances L. Clarke

Maxwell S Clarke

Maxwell Clarke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANCES B. FALLS AND FRANCES L. CLARKE AND MAXWELL CLARKE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of April, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212