BILL GARRETT, Davidson County
Trans: T20150040687 DEEDWARR
Recvd: 05/26/15 15:02 2 pgs
Fees: 13.00 Taxes: 1507.75
20150526-0048276

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $407,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF MAY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7435 BELVILLE CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Stone Oak Builders, LLC	same	13115003600
4704 Belmont Park Terrace	8108 Vaden Drive	
Nashville, TN 37215	Brentwood TN 37027	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROLAND R. STRICKERT AND WIFE, WANETA S. STRICKERT, TRUSTEES U/A/D 13 JANUARY, 1993

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

STONE OAK BUILDERS, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4704 Belmont Park Terrace, Nashville, TN 37215

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/or 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/or 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 its hand on the 21st day of May, 2015.

Roland R. Strickert and Waneta S. Strickert Revocable Living Trust U/A/D dated 13, January 1993

BY: Sarah E. Baker, Successor Trustee
Sarah E. Baker, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Sarah E. Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Successor Trustee of ROLAND R. STRICKERT AND WIFE, WANETA S. STRICKERT, TRUSTEES U/A/D 13 JANUARY, 1993, the within named barganor, a Trust, and that Sarah E. Baker, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Trust for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 21st day of May, 2015.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

15-7435 BELVILLE CP

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Harpeth Acres, Sec. V, of record in Book 2330, Page 73, Register's Office for said County. Said Lot No. 4 fronts 163.25 feet on the Southeasterly side of Belmont Park Terrace and runs back 181.4 feet on the Northerly line and 288.7 feet on the Southwesterly line to a dead line, which is a broken line, measuring 278.2 feet.

Being the same property conveyed by Warranty Deed from L.B. Boucher and wife, Virginia S. Boucher to Roland R. Strickert and wife Waneta S. Strickert as recorded on the 8th day of October, 1957 in Deed Book 2699, Page 585 and Quitclaim Deed from Roland R. Strickert and wife, Waneta S. Strickert, individually to Roland R. Strickert and wife, Waneta S. Strickert, Trustees U/A/D 13 January, 1993 as recorded on the 13th day of January, 1993 in Deed Book 8840, Page 168, in the Register's Office of Davidson County, Tennessee.

Roland R. Strickert and wife, Waneta S. Strickert were unwilling and unable to continue as Trustees, Sarah E. Baker is now the sole Trustee of the Trust.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH ACRES, SECTION V, as recorded in Plat Book 2330, Page(s) 73, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2493, Page 352 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).