(1)

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,150,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF SEPTEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7715 MANN CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Steven L. Mann and Janene D. Mann	same	10416011000
2004 Linden Avenue		
Nashville, TN 37212		

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,

STONE OAK BUILDERS, LLC

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

STEVEN L. MANN AND JANENE D. MANN, HUSBAND AND WIFE

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 2004 Linden Avenue, Nashville, TN 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/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 16th day of September, 2015.

Stone Oak Builders, LLC

BY: managing member
Stewart D. Bronson, Managing Member

BY: managing member
Joshua R. Belville, Managing Member

BILL GARRETT, Davidson County
Trans:T20150080150 DEEDWARR
Recvd: 09/21/15 12:31 2 pgs
Fees:13.00 Taxes:4255.00
20150921-0095693

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Stewart D. Bronson and Joshua R. Belville, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themselves to be the Managing Members of STONE OAK BUILDERS, LLC, the within named barganor, a limited liability company, and that Stewart D. Bronson and Joshua R. Belville, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of September, 2015.

Notary Public

My Commission Expires:

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

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the Easterly 60 feet of Lot No. 81 on the revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, Page 117, Register's Office for Davidson County, Tennessee.
Being the same property conveyed by Warranty Deed from Norbert Nix, married to Daniel R. Green, married, a 1/2 undivided interest as tenants in common with the right of survivorship and Dennis R. Green and wife, Linda D. Green, a 1/2 undivided interest as tenants in common with the right of survivorship as recorded on the 14th day of July, 2014 in Instrument No. 20140714-0061751; Warranty Deed from Kim Forehand, unmarried to Norbert Nix as recorded on the 25th day of April, 2014 in Instrument No. 20140425-0035148 and Warranty Deed from Catherine S. Hughes, unmarried to Kim Forehand as recorded on the 26th day of October, 2000 in Instrument No. 20001026-0106368, in the Register's Office of Davidson County, Tennessee.
Being the same property conveyed to Stone Oak Builders, LLC by Warranty Deed from Daniel R. Green, married and Dennis R. Green and wife Linda D. Green, recorded on the 10th day of November, 2014 in Instrument No. 20141110-0103718, in the Register's Office of Davidson County, Tennessee.

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 REVISED PLAN OF GEORGE W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, as recorded in Plat Book 332, Page(s) 117, 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, restrictions, easements or servitudes, if any, appearing in the public records, 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).

e. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

f. Subject to Conservation Zoning as made applicable by Bill No. BL-2005-556, Metro Clerk's Office for Davidson County, Tennessee with any and all restrictions imposed by the Metropolitan Historic Zoning Commission, not of record.

g. Restrictive Covenant for Detached Structure recorded at Instrument No. 20150416-0033652.