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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170813032**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $655,000.00. Affiant Subscribed and sworn to before me, this 8th day of September, 2017. Notary Public My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Bill Garrett Davidson County
Batch# 222 DEEDWARR
09/11/2017 03:04:40 PM 2 pgs
Fees: $13.00 Taxes: $2,423.50
20170911-0093029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stone Oak Builders, LLC PO Box 1447 Brentwood, TN 37024	New owner	Tax Parcel ID No. 132-14-0-056.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eric Grasman and spouse, Pamela Grasman,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stone Oak Builders, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Oak Hill Valley Subdivision of record in Plat Book 1835, Page (s) 15 and 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.Being the same property conveyed to Eric Grassman and wife, Pamela Grassman by Warranty deed from Raymond T. Throckmorton, III, and wife, Elizabeth H. Throckmorton of record in Instrument No. 20030911-0133517 Register's Office for Davidson County, Tennessee, dated August 29, 2003 and recorded on September 11, 2003. (Value of consideration shown in aforementioned deed $300,000.00.)

Being the same property conveyed to Christy W. Ivey, Trustee by Quitclaim Deed from Eric Grasman and wife, Pamela Grasman, erroneously referred to as Eric Grassman and wife, Pamela Grassman of record in Instrument No. 20080131-0010150, Register's Office for Davidson County, Tennessee, dated January 25, 2008 and recorded on January 31, 2008 and within the same deed the said Christy W. Ivey, Trustee conveyed his interest in the subject property to Eric Grasman and spouse, Pamela Grasman. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 4704 Churchwood Drive Nashville, Tennessee 37220.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.
Rights of claims and parties in possession not shown by the public records.
Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
Taxes or special assessments which are not shown as existing liens by the public records.
Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
Easements or claims of easements not shown by the Public Records.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
Taxes for the year 2017, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 1835, Page (s) 15 and 16, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 1788, Page 186 and Book 1809, Page 539, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6975, Page 43, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4704 Churchwood Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And 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, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of September, 2017.

Eric Grasman

Pamela Grasman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eric Grasman and Pamela Grasman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of September, 2017.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020