Bill Garrett Davidson County
Batch# 52577 DEEDWARR
01/29/2018 10:50:27 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20180129-0008891

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 525,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of January, 2018.

Notary Public

My commission expires: MY COMMISSION EXPIRES DECEMBER 15, 2021

ABBY BENSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Stone Oak Builders, LLC	Stone Oak Builders, LLC	117-04-0-072.00
PO BOX 1447	PO BOX 1447	
Brentwood, TN 37024	Brentwood, TN 37024	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Roberta A. Williamson, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Stone Oak Builders, LLC, a Tennessee limited liability company

(hereinafter called the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING the east half of Lot No. 260 on the Plan of Belmont Land Company's Plan of Lots called Belmont Heights of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 260 fronts 50 feet on the south side of Sweetbriar Avenue and runs back between parallel lines 175 feet to an alley.

BEING the same property conveyed to Roberta A. Williamson by Warranty Deed from Katherine A. Bryant, Administratrix of the Estate of Douglas G. Polk, of record in Book 5236, page 70, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1715 Sweetbriar Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of Belmont Land Company's Plan of Lots called Belmont Heights of record in Book 421, page 34, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26th day of January, 2018.

Roberta A. Williamson

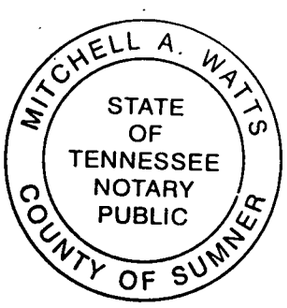
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Roberta A. Williamson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 26th day of January, 2018.

Notary Public

My Commission Expires: 7.19.21



SolomonParks File No. 30170353

SP 11/2015