WARRANTY DEED

Bill Garrett Davidson County
Batch# 98341 DEEDWARR
05/30/2018 03:19:59 PM 2 pgs
Fees: $13.00 Taxes: $2,073.85

20180530-0051671

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF May, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stone Oak Builders, LLC	New Owner	
(NAME) P.O. Box 1447	(NAME)	117-02- 165.00
(ADDRESS) Brentwood, TN 37024	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LINDA HARDEMAN, EXECUTRIX OF THE ESTATE OF MILTON P. RICE**, 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, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 8, Section No. 3, on the map of W. V. Davidson's Hillsboro Highlands, as of record in Book 843, Page 23, Register's Office for said county.

Said Lot No. 8 fronts 100 feet on the Easterly side of 23rd Avenue South and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed by Warranty Deed from Catherine R. Tankard and husband W. M. Tankard to Milton P. Rice and wife Rebecca M. Rice as recorded on the 27th day of December, 1951 in Deed Book 2031, Page 456, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed Creating Tenancy by Entirety from Milton P. Rice to Milton P. Rice and wife, Sara B. Rice, as tenants by the entirety as recorded on the 7th day of May, 1975 in Deed Book 4910, Page 279, in the Register's Office of Davidson County, Tennessee. Sarah B. Rice died on January 22, 2012 leaving Milton P. Rice as sole surviving Tenant by the Entirety. Milton P. Rice died on January 1, 2018 leaving a Last Will and Testament that was probated under Docket No. 18P240 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will, Linda Hardeman was appointed to serve as Executrix of the Estate under Article IV, 4.1, and the real property, which includes the subject property, was to be administered as part of the Probate Estate under Article IV, 4.4 (d) of said Will.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3024 23rd Ave. S, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 29th day of May, 2018

ESTATE OF MILTON P. RICE

BY: Linda Hardeman (per se)

LINDA HARDEMAN, EXECUTRIX

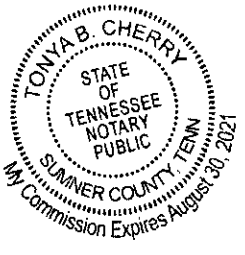
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Linda Hardeman with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executrix of The Estate of Milton P. Rice, and who further acknowledged that she is authorized to execute the within instrument as Executrix.

Witness my hand and official seal at Nashville, Tennessee this 29th day of May, 2018.

Commission expires:



Notary Public