THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180616818** Bill Garrett Davidson County Batch# 120231 DEEDWARR 07/24/2018 12:54:47 PM 2 pgs Fees: $13.00 Taxes: $2,127.50 20180724-0072132	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Affiant Subscribed and sworn to before me, this 23rd day of July, 2018. Notary Public My Commission Expires: ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: Stone Oak Builders LLC PO Box 1447 Brentwood, TN 37024	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-04-0-149.00

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, **David K. Epstein and Jo Anne Sunshine, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stone Oak Builders LLC, a Tennessee Limited Liability Company** ("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. 119 on the Plan of Map of Belmont Terrace of record in Plat Book 421, Page 101, in the Register's Office for Davidson County, Tennessee, and that part of Brightwood Avenue added to said Lot by agreement of record in Book 716, Page 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 119 and part of Brightwood Avenue together front 50 feet on the Westerly side of Brightwood Avenue, as changed by said agreement and run back between parallel lines 176.5 feet to an alley.

Being the same property conveyed to David K. Epstein by Warranty deed from Maureen A. Ryan, a single person of record in Book 11754, page 469, Register's Office for Davidson County, Tennessee, dated November 15, 1999 and recorded on November 23, 1999.

Jo Anne Sunshine joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of David K. Epstein.

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.

Easements or claims of easements not shown by the Public Records.

If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 101, and that part of Brightwood Avenue added to said Lot by agreement of record in Book 716, Page 2, Register's Office for Davidson County, Tennessee.

This is improved property located at 2709 Brightwood Avenue Nashville TN 37212

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 23rd day of July, 2018.

David K. Epstein

Jo Anne Sunshine

Jo Anne Sunshine

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David K. Epstein and Jo Anne Sunshine, 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 23rd day of July, 2018.

Notary Public

My Commission Expires: _____

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