THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180717102

Karen Y Johnson Davidson County
Batch# 138182 **DEEDWARR**
09/10/2018 08:51:09 AM 2 pgs
Fees: $13.00 Taxes: $6,290.00

20180910-0089208

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,700,000.00.

CBass
Affiant

Subscribed and sworn to before me, this 7th day of September, 2018.

Janderson
Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Patrick S. Chaffin and Gabrielle S. Chaffin 910 Evans Road Nashville TN 37204	New Owner	Tax Parcel ID No. 118-14-0-159.00

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, **Stone Oak Builders, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick S. Chaffin and Gabrielle S. Chaffin, husband and wife**, ("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. 76 on the Plan of Addition s and a Revision of Brookhaven Estates, of record in Plat Book 2133, page 49, a revision of Book 1835, page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to STONE OAK BUILDERS, LLC, by deed from RIZWAN HAMID AND SPOUSE, JOY DARLENE COGAN, of record as Instrument No. 20170926-0098483, dated September 21, 2017, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 118-14-0-159.00.

Matters shown on the Plan of record in Plat Book 2133, page 49, a revision of Book 1835, page 51, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 1783, page 501, and in Book 1969, page 609, said Register's Office.

This is improved property located at 910 Evans Road Nashville TN 37204

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 7th day of September, 2018.

Stone Oak Builders, LLC

member

By: Joshua Robert Belville, Member

member

By: Stewart D. Bronson, Jr., Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Joshua Robert Belville and Stewart D. Bronson, Jr., 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 members (or other officer authorized to execute the instrument) of Stone Oak Builders, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that they as such authorized members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid authorized members.

Witness my hand, at office, this 7th day of September, 2018.

Notary Public

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

My Commission Expires: _____