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

CRT File No. 18081762

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $550,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of October, 2018.

Notary Public
My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Y Johnson Davidson County
Batch# 153983 DEEDWARR
10/25/2018 09:44:36 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20181025-0105690

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. 104-16-0-026.00

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, **Richard F. Bryan, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stone Oak Builders, LLC, a Tennessee Limited Liability Company**, ("Grantee"), 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 the Southerly 50 feet of the Northerly 52 feet of Lot No. 41 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, Page 56 and revised in Book 332, Page 117, Register's Office for said County.

Said part of Lot No. 41 fronts 50 feet on the Easterly side of 19th Avenue South and runs back 163.2 feet, more or less, on the Northerly line and 163.8 feet, more or less, on the Southerly line to an alley, measuring 50 feet thereon. Being the same property conveyed to Richard F. Bryan, unmarried by Warranty deed from Wilma Holton Dorman, a widow of record in Instrument No. 20070807-0093717 Register's Office for Davidson County, Tennessee, dated July 31, 2007 and recorded on August 07, 2007.

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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 56, revised in Book 332, Page 117, Register's Office for Davidson County, Tennessee.

This is improved property located at 2116 19th Avenue South 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 24th day of October, 2018.

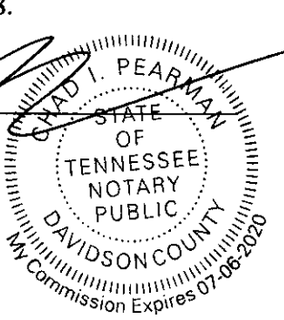
Richard F. Bryan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 24th day of October, 2018.

Notary Public



My Commission Expires: _____