THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181218665**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $1,600,000.00. X Affiant Subscribed and sworn to before me, this 26th day of December, 2018. Notary Public My Commission Expires: 10/3/21

Karen Y Johnson Davidson County
Batch# 178417 DEEDWARR
12/27/2018 11:18:55 AM 2 pgs
Fees: $13.00 Taxes: $5,920.00
20181227-0125550

JENNIFER D. STACEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Daniel G. Murphy and Sara A. Murphy 205 Leonard Avenue Nashville TN 37205	Send Tax Bills To: ~~New Owner~~ Geneva Financial 3155 South Price Road Suite 105 Chandler, AZ 85248	Tax Information: Tax Parcel ID No. 104-13-0-056.00

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 **Daniel G. Murphy and Sara A. Murphy, 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. 2 on the Plan of Final Plat of the Eberling Property of record in Plat Book 8250, Page 201, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stone Oak Builders, LLC, a Tennessee limited liability company by Warranty deed from Kimberly S. Fennell, Trustee of the Kimberly S. Fennell Revocable Trust U/A/D August 7, 2008 of record in Instrument No. 20170508-0045328 Register's Office for Davidson County, Tennessee, dated May 05, 2017 and recorded on May 08, 2017.

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 2018, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 8250, Page 201, Register's Office for Davidson County, Tennessee.

Subject to Agreements and Easements of record in Book 5235, Page 38, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 205 Leonard Avenue Nashville TN 37205

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 26th day of December, 2018.

Stone Oak Builders, LLC

BY: _____ manager, member
Joshua Belville, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Joshua Belville, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a managing member (or other officer authorized to execute the instrument) of Stone Oak Builders, LLC, the within named bargainor, and that he as such authorized managing member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized managing member.

Witness my hand and official seal, at office in Brentwood, Tennessee, this 26th day of December, 2018.

_____
Notary Public

