Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 188103 DEEDWARR
01/25/2019 10:24:46 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20190125-0007405

21506
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Stone Oak Builders, LLC
P.O. Box 1447
Brentwood, TN 37024

Send Tax Bills to:
New owner

Map/Parcel: 13107008700

FOR AND IN 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, I/we, **Peggy C. Long, a widow**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **Stone Oak Builders, LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), its successors 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. 24 on the Map of Lone Oak Heights, of record in Book 1424, page 2, Register's Office for said County.

Said Lot No. 24 fronts 110 feet on the northerly side of Lone Oak Circle and runs back 148.9 feet on the easterly line and ~~178~~ 176 feet on the westerly line, to a dead line on which it measures 188 feet.

BEING the same property conveyed to Lawrence Vincent Long and wife, Peggy C. Long by Warranty Deed from William Russell Young and wife, Tavia M. Young, dated August 7, 1964, and recorded on August 10, 1964, in Book 3799, page 270, said Register's Office. The said Lawrence Vincent Long having died on June 2, 1994, with title being vested in Peggy C. Long as surviving tenant by the entirety.

Peggy C. Long also being known as Peggy J. Long.

THIS conveyance is subject to any and all existing easements and restrictions of record and all zoning regulations that is applicable.

This is improved property known as: 1304 Lone Oak Circle, Nashville, TN 37215

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 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 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/our hand(s) as on the date shown on the Notary forms.

Peggy C. Long aka Peggy J. Long
Peggy C. Long (aka Peggy J. Long)
by: Lance V. Long, Atty. In Fact
by. Lance V Long, attorney-in-fact

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lance V. Long**, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of Peggy C. Long (aka Peggy J. Long) and acknowledged that he executed the same as the free act and deed of the said Peggy C. Long (aka Peggy J. Long) and for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of January, 2019.

Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $535,000.00

Affiant

Subscribed and sworn to before me this 24th day of January, 2019.

Notary Public

My Commission Expires:
3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022