File Box 8

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

CRT File No. 190319614

Karen Johnson Davidson County
Batch# 218621 DEEDWARR
04/16/2019 02:51:15 PM 2 pgs
Fees: $13.00 Taxes: $5,920.00

20190416-0034924

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,600,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of April, 2019.

Notary Public
My Commission Expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-25-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Justin H. Turner and Jennifer Werthman 1715 Sweetbriar Avenue Nashville TN 37212	~~New Owner~~ Suntrust Bank 1001 Semmes Ave. Richmond, VA 23224	Tax Parcel ID No. 117-04-0-072.00

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 **Justin H. Turner and Jennifer Werthman, 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 The East half of Lot No. 260 on the Plan of Belmont Land Company's Plan of Lots Called Belmont Heights of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of said Lot No. 260 fronts 50 feet on the South side of Sweetbriar Avenue and runs back between parallel lines 175 feet to a alley.

Being the same property conveyed to Stone Oak Builders, LLC, a Tennessee Limited Liability Company by Warranty deed from Roberta A. Williamson, unmarried of record in Instrument No. 20180129-0008891 Register's Office for Davidson County, Tennessee, dated January 26, 2018 and recorded on January 29, 2018.

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 421, Page 34, Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Driveway Easement Agreement of record in Instrument No. 20190416-0034923, said Register's Office.

This is improved property located at 1715 Sweetbriar 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 15th day of April, 2019.

Stone Oak Builders, LLC, a Tennessee limited liability company

BY: _____
Stewart D. Bronson, Managing Member

BY: _____
Joshua R. Belville, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal, at office in Brentwood, Tennessee, this 15th day of April, 2019.

_____
Notary Public

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