THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190319818** Karen Johnson Davidson County Batch# 220235 **DEEDWARR** 04/22/2019 12:58:59 PM 2 pgs Fees: $13.00 Taxes: $6,197.50 20190422-0036573	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,675,000.00. Affiant Subscribed and sworn to before me, this 16th day of April, 2019. Notary Public My Commission Expires:

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Todd R. Cruse and Carlie C. Cruse 3024 23rd Avenue South Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-02-0-165.00

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 **Todd R. Cruse and Carlie C. Cruse, 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. 8, Section No. 3, on the map of W. V. Davidson's Hillsboro Highlands, as of record in Book 843, Page 23, Register's Office for said county.

Said Lot No. 8 fronts 100 feet on the Easterly side of 23rd Avenue South and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed by Warranty Deed from Linda Hardeman, Executrix of the Estate of Milton P. Rice to Stone Oak Builders, LLC as recorded on the 30th day of May, 2018 in Instrument No. 20180530-0051671; Probate Docket No. 18P240; Warranty Deed Creating Tenancy by Entirety from Milton P. Rice, being survivor of the marriage of Milton P. Rice and Rebecca M. Rice, who died on June 3, 1974 to Milton P. Rice and wife, Sara B. Rice, as tenants by the entireties as recorded on the 7th day of May, 1975 in Deed Book 4910, Page 279 and Warranty Deed from Catherine R. Tankard and husband W. M. Tankard to Milton P. Rice and wife Rebecca N. Rice as recorded on the 27th day of December, 1961 in Deed Book 2031, Page 456, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. V. DAVIDSON'S HILLSBORO HIGHLANDS, as recorded in Plat Book 843, Page(s) 23.

This is improved property located at 3024 23rd Avenue South Nashville TN 37215

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 16th day of April, 2019.

Stone Oak Builders, LLC.

BY: _____
Stewart D. Bronson, Managing Member

BY: _____
Joshua R. Belville, Managing Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

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, 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 and official seal, at office in Nashville, Tennessee, this 16th day of April, 2019.

_____
Notary Public

