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

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $850,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF APRIL, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 05/03/2021

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-9933

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Stone Oak Builders, LLC		
PO Box 1447	Same as New Owner	13004001000
Brentwood, TN 37024		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOANNA LYNN WRIGHT, SUCCESSOR TRUSTEE OF THE WRIGHT JOINT REVOCABLE TRUST, UAD MARCH 12, 2018

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

STONE OAK BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4024 Sunnybrook Dr, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 land to the said GRANTEE(S), their heirs and/or 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 its hand on the 30th day of April, 2019.

Karen Johnson Davidson County
Batch# 224962 **DEEDWARR**
05/02/2019 02:22:40 PM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20190502-0041126

Wright Joint Revocable Trust,
UAD March 12, 2018

Joanna Lynn Wright, Trustee
Joanna Lynn Wright, Successor Trustee

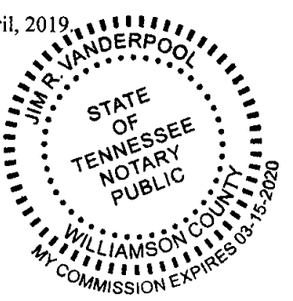
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Joanna Lynn Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself to be the Successor Trustee of WRIGHT JOINT REVOCABLE TRUST, UAD MARCH 12, 2018, the within named barganor, a trust, and that Joanna Lynn Wright, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of April, 2019.

Notary Public

My Commission Expires: 3-15-2020



19-9933

EXHIBIT A - LEGAL DESCRIPTION

Two tracts or parcels of land located in Nashville, Davidson County, Tennessee, described as follows:

Tract number 1: Being Lot "A" on the Plan of Royal Oaks Subdivision of record in Book 2854, Page 128, Register's Office for Davidson County, Tennessee. Said Lot "A" fronts 112.5 feet on the Easterly side of Sunnybrook Drive, formerly Altamont Avenue, and extends back 319.02 feet on the Southerly side and 320.07 feet on the Northerly side to a dead line, measuring 112.5 feet thereon.

Tract number 2: Being the Northerly 75 feet of Lot number 18 on the Plan of Royal Oaks Re-Subdivision, of record in Book 1424, Page 31, Register's Office for Davidson County, Tennessee. Said part of Lot number 18 fronts 75 feet on the Northerly side of Sunnybrook Drive, formerly Altamont Avenue, and extends back 321.81 feet on the Northerly line and 320.70 feet, more or less, on the Southerly line to a dead line, measuring 75 feet thereon.

Being the same property conveyed by Quitclaim Deed from John Cobb, Successor Trustee of the Marilyn Joan Wright Revocable Trust Dated June 28, 2007 to Joanna Lynn Wright, Successor Trustee of the Wright, Joint Revocable Trust, UAD March 12, 2018 as recorded on the 4th day of April, 2019 in Instrument No. 20190408-0031611 Registers Office of Davidson County, Tennessee.; Also, being the same property conveyed by Quitclaim Deed from Marilyn Joan Wright to Marilyn Joan Wright Revocable Trust Dated June 28, 2007, as recorded on the 9th day of July, 2007 in Instrument No. 20070709-0081577; Quitclaim Deed from J. Douglas Wright, Jr. to Marilyn Joan Wright, as recorded on the 2nd day of July, 1990 in Deed Book 8143, Page 749; Warranty Deed from J. J. Foley, Jr., Trustee to J. Douglas Wright, Jr. and wife, Marilyn Joan Wright, as recorded on the 7th day of July, 1967 in Deed Book 4150, Page 329 and Warranty Deed from Ford L. Maddux and wife, Lena W. Maddux to Marilyn Joan Wright, as recorded on the 19th day of April, 1965 in Deed Book 3881, Page 651, in the Registers Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

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

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 1424, Page(s) 31 and Plat Book 2854, Page 128.

4. Easement recorded in Book 5258, Page 552.