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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 226350 **DEEDWARR**
05/06/2019 10:50:02 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00

20190506-0042081

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2019-GTE-77

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stone Oak Builders, LLC	Same as owner	131-16-0-010
(NAME) PO Box 1447	(NAME)	
(ADDRESS) Brentwood, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sandra Frank, Executrix of the Estate of Richard H. Frank Jr.** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Stone Oak Builders, LLC, a Tennessee limited liability company** (the "**Grantee**"), its successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on **EXHIBIT "A"** attached hereto (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following exceptions (the "**Permitted Exceptions**"):

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECOND ADDITION TO GATEWAY ACRES, A PART OF THE OVERTON LEA ESTATES, as recorded in Plat Book 1424, Page(s) 83.
3. Subject to the matters shown on the plat of record in Book 974, Page 73, in the Register's Office of Davidson County, Tennessee.
4. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1066, Page 402, in the Register's Office of Davidson County, Tennessee.
5. Easement recorded in Book 5065, Page 420, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 1018 Stonewall Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 30th day of April, 2019.

GRANTOR:

Estate of Richard H. Frank Jr.

By: Sandra Frank, Executrix
Sandra Frank, Executrix

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Sandra Frank, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Executrix of the Estate of Richard H. Frank Jr., and that she, being duly authorized, executed the foregoing instrument in her capacity as the Executrix of the Estate of Richard H. Frank Jr. for the purposes therein contained.

WITNESS my hand, at office, this 30 day of April, 2019.

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Notary Public

My Commission Expires: 3/8/2022

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

Land in Davidson County, State of Tennessee, being Lot 2, on the Plan of Second Addition to Gateway Acres, a part of the Overton Lea Estates of record in Plat Book 1424, Page 83, 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 Richard H. Frank, Jr., and wife, Katherine B. Frank, by Warranty Deed from Mark E. Heerdt and wife, Lois G. Heerdt, of record in Book 6338, Page 627, in the Register's Office of Davidson County, Tennessee, dated July 13, 1984 and recorded on July 16, 1984. Katherine B. Frank having since died on August 9, 1994 predeceasing her husband, Richard H. Frank, Jr.. Richard H. Frank, Jr. having since died on May 31, 2018.