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

CRT File No. 190822012

Karen Johnson Davidson County
Batch# 285529 **DEEDWARR**
09/16/2019 07:55:17 AM 2 pgs
Fees: $13.00 Taxes: $5,947.75

20190916-0093270

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,607,500.00.

Affiant

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Subscribed and sworn to before me, this 11th day of September, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dana N. Hughes and Jason Andrew Grissom 2709 Brightwood Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 117-04-0-149.00

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 **Dana N. Hughes and Jason Andrew Grissom, wife and husband,** ("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. 119 on the Plan of Belmont Terrace of record in Plat Book 421, Page 101, in the Register's Office for Davidson County, Tennessee, and that part of Brightwood Avenue added to said Lot by agreement of record in Book 716, Page 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 119 and part of Brightwood Avenue together front 50 feet on the Westerly side of Brightwood Avenue, as changed by said agreement and run back between parallel lines 176.5 feet to an alley.

Being the same property conveyed to Stone Oak Builders LLC, A Tennessee Limited Liability Company by Warranty deed from David K. Epstein and Jo Anne Sunshine, husband and wife of record in Instrument No. 20180724-0072132 Register's Office for Davidson County, Tennessee, dated July 23, 2018 and recorded on July 24, 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 101, and that part of Brightwood Avenue added to said Lot by agreement of record in Book 716, Page 2, Register's Office for Davidson County, Tennessee.

Restrictive Covenant for Accessory Apartment of record in Instrument Number 20190528-0050075, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2709 Brightwood 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 11th day of September, 2019.

Stone Oak Builders LLC, A Tennessee Limited Liability Company

BY: _____, Authorized Agent

Chad I. Pearman, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF WILLIAMSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Chad I. Pearman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent (or other officer authorized to execute the instrument) of Stone Oak Builders, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Authorized Agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid Authorized Agent.

Witness my hand and official seal, at office in Brentwood, Tennessee, this 11th day of September, 2019.

_____
Notary Public

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021