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 DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $710,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of October, 2019.

Notary Public

My commission expires:

Karen Johnson Davidson County
Batch# 299470 DEEDWARR
10/10/2019 04:10:50 PM 2 pgs
Fees: $13.00 Taxes: $2,627.00
20191010-0104199

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Stone Oak Builders, LLC	New Owner	116-16-0-043.00
P.O. Box 1447		
Brentwood, TN 37024		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID SCOTT WALDROP JR., MARRIED,**** HEREINAFTER CALLED THE GRANTOR(S), 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 GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 7th formerly 11th Civil District of Davidson County, Tennessee, being part of Lot No. 1 in the division of Henry W. Compton Estate, of record in Plan Book 2, Page 58, Chancery Court at Nashville, described according to a survey made by T.R. Sanford, Surveyor, March 11, 1957, as follows:

Beginning at a point on the Easterly margin of Dorcas Drive, formerly Webber Street, at the Northwest corner of the property conveyed to Edward H. Oldfield and wife, Susan W. Oldfield, deed of record in Book 5130, Page 111, Register's Office for said County, said point being also 245.4 feet Southerly from the Southwest corner of a part of lot conveyed to Frances S. Lawrence by Sillman Evans, Jr. and wife, by deed of record in Book 1944, Page 95, said Register's Office, said point being also 539.1 feet Southerly from the intersection of the Easterly margin of said Dorcas Drive and the Southerly margin of Abbott Martin Road; thence with the Northern boundary line of said Oldfield property South 87 degrees 40 minutes East 365.6 feet to the center of a branch, North 7 degrees 09 minutes East 100 feet to an iron pin; thence North 87 degrees 35 minutes West 374.2 feet to an iron pin on the Easterly margin of said Dorcas Drive; thence with the said Drive South 2 degrees 15 minutes West 100 feet to the beginning.

Being the same property conveyed to David Scott Waldrop Jr., unmarried by Warranty deed from Lynn C. Egan and husband, Kevin E. Breault of record in Instrument No. 20040319-0031427 Register's Office for Davidson County, Tennessee, dated March 16, 2004 and recorded on March 19, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

**Ted Richmond Wright joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of David Scott Waldrop Jr.

The address of the herein described property is believed to be 3920 Dorcas Drive, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of October, 2019.

David Scott Waldrop Jr.

Ted Richmond Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Scott Waldrop Jr. and Ted Richmond Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of October, 2019.

Notary Public

My Commission Expires:

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021