THIS INSTRUMENT PREPARED BY:

Steven G. Waters, PLLC
100 Bluegrass Commons Blvd., Ste 115
Hendersonville, Tennessee 37219

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

Karen Johnson Davidson County
Batch# 320063 DEEDWARR
11/26/2019 09:47:07 AM 7 pgs
Fees: $38.00 Taxes: $2,775.00

20191126-0122083

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

M ALEXIS MENDL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 19th day of November, 2019.

Notary Public

My Commission Expires:
05/03/2021

****

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO.
Stone Oak Builders, LLC PO Box 1447 Brentwood, TN 37024	SAME AS NEW OWNER	130-16-0-042.00

****

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Daniel Phillip Mayer, Tonya Goforth Mayer, Mary Foster Shaffer, Steven Cavert Shaffer and Mary Katherine Shaffer Booker**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Stone Oak Builders, a Tennessee limited liability company** (the "Grantee"), its successors and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

See attached Exhibit A

This is improved property known as 4536 Carlton Drive, Nashville Tennessee 37215.

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, its successors and assigns, forever, and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons. 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.

[signature page follows]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the 19th day of November, 2019.

GRANTOR:

Daniel Phillip Mayer

Tonya Goforth Mayer

Mary Foster Shaffer

Steven Cavert Shaffer

ONLY → Mary Katherine Shaffer Booker
Mary Katherine Shaffer Booker

STATE OF ~~TENNESSEE~~ IND)
COUNTY OF ~~DAVIDSON~~ JOHNS)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Daniel Phillip Mayer and Tonya Goforth Mayer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 19 day of November, 2019.

Notary Public

My Commission Expires: 4-10-2022

EDNA A WATSON
Notary Public - Seal
State of Indiana
Johnson County
My Commission Expires Apr 10, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mary Foster Shaffer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the _____ day of November, 2019.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Steven Cavert Shaffer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the _____ day of November, 2019.

_____
Notary Public

My Commission Expires:_____

STATE OF INDIANA)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mary Katherine Shaffer Booker, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 19 day of November, 2019.

_____
Notary Public

My Commission Expires: 4/10/2022

ERIKA A WATSON
Notary Public - Seal
State of Indiana
Johnson County
My Commission Expires Apr 10, 2022

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the 19th day of November, 2019.

GRANTOR:

Daniel Phillip Mayer

Tonya Goforth Mayer

Mary Foster Shaffer

Steven Cavert Shaffer

Mary Katherine Shaffer Booker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Daniel Phillip Mayer and Tonya Goforth Mayer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 19th day of November, 2019.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 02-29-2020

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mary Foster Shaffer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 14th day of November, 2019.

Notary Public

My Commission Expires:_____

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 02-29-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Steven Cavert Shaffer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 14th day of November, 2019.

Notary Public

My Commission Expires:_____

STEVEN G. WATERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 02-29-2020

STATE OF INDIANA)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mary Katherine Shaffer Booker, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the _____ day of November, 2019.

Notary Public

My Commission Expires:_____

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Cherry Acres Subdivision of Tracts 10 and 11 Tyne Meade Sect. IV and Revision of Lot No. 2, Block "M" Tyne Meade Sect. III of record in Plat Book 2083, Page 35, 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 Lot No. 2 fronts 217.50 feet on the East Side of the Carlton Drive and runs back between lines, 237.30 feet on the North Line and 228.50 feet on the South Line to a dead line in the rear on which it measures 169.40 feet.

Being the same property conveyed to Claude W. Shaffer and wife, Dorothy S. Shaffer by deed from Highland Construction Company, dated December 1, 1954, of record in Book 2335, page 189, Register's Office for Davidson County, Tennessee. Dorothy S. Shaffer died December 3, 1988, leaving Claude W. Shaffer as the surviving tenant by the entirety.
Being the same property conveyed to Dawn Shaffer Collier as to a 75% interest, Mary Foster Shaffer as to a 10% interest, Steven Cavert Shaffer as to a 7.5% interest and to Mary Katherine Shaffer Booker as to a 7.5% interest by Quitclaim Deed dated May 30, 2002, from Claude W. Shaffer, Sr., reserving a life estate, of record in Instrument No. 20020530-0065732, said Register's office. Claude W. Shaffer, Sr. died April 20, 2011, leaving Dawn Shaffer Collier, Mary Foster Shaffer, Steven Cavert Shaffer and Mary Katherine Shaffer Booker as remainderman. Dawn Shaffer Collier died testate on March 26, 2010 devising her interest in the said property to Daniel Phillip Mayer and Tonya Goforth Mayer pursuant to the terms of her will of record in the Seventh Circuit Court Clerk's Office for Davidson County, Tennessee (Probate Division) File No. 10P-520.
Being the same property conveyed to Daniel Phillip Mayer and Tonya Goforth Mayer by Quitclaim Deed dated November 30, 2011, from Daniel Phillip Mayer and Tonya Goforth Mayer, as successor co-executors of the estate of Dawn Shaffer Collier of record in Instrument No. 20111202-0094089, said Register's office.