THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200124611

Karen Johnson Davidson County
Batch# 365626 **DEEDWARR**
03/02/2020 10:37:53 AM 2 pgs
Fees: $13.00 Taxes: $2,802.75

20200302-0022951

M ALEXIS MENDL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $757,500.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2020.

Notary Public
My Commission Expires: 05/03/2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jon Cornelius 708 Roantree Drive Brentwood, TN 37027	New Owner	Tax Parcel ID No. 130-16-0-042.00

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 **Jon Cornelius , married**, ("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. 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 Section 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 Stone Oak Builders, a Tennessee Limited Liability Company by General Warranty deed from Daniel Phillip Mayer, Tonya Goforth Mayer, Mary Foster, Steven Cavert Shaffer and Mary Katherine Shaffer Booker of record in Instrument No. 20191126-0122083 Register's Office for Davidson County, Tennessee, dated November 19, 2019 and recorded on November 26, 2019.

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 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2083, Page 35, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1449, Page 155 and Book 2142, Page 58, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42

of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 4536 Carlton Drive Nashville TN 37215

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 28th day of February, 2020.

Stone Oak Builders, LLC

BY: _____
Stewart D. Bronson, Managing Member

BY: _____
Joshua R. Belville, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Stewart D. Bronson and Joshua R. Belville, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the managing members (or other officer authorized to execute the instrument) of Stone Oak Builders, LLC, the within named bargainor, and that they as such authorized managing members have executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as such aforesaid authorized managing members.

Witness my hand, Brentwood, Tennessee, this 28th day of February, 2020.

_____
Notary Public

My Commission Expires: _____

