Karen Johnson Davidson County
Batch# 378789 DEEDWARR
03/27/2020 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $5,901.50
20200327-0033502

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

CRT File No. 200325310

JESSICA E. MONTEITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $1,595,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of March, 2020.

Notary Public
My Commission Expires: 2-19-24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Clayton and Jenifer Clayton 2116 19th Avenue South Nashville TN 37212	New Owner	Tax Parcel ID No. 104-16-0-026.00

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 limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Clayton and Jenifer Clayton, husband and wife**, ("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 the Southerly 50 feet of the Northerly 52 feet of Lot No. 41 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, Page 56 and revised in Book 332, Page 117, Register's Office for said County.

Said part of Lot No. 41 fronts 50 feet on the Easterly side of 19th Avenue South and runs back 163.2 feet, more or less, on the Northerly line and 163.8 feet, more or less, on the Southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Stone Oak Builders, LLC, a Tennessee Limited Liability Company by Warranty deed from Richard F. Bryan, unmarried of record in Instrument No. 20181025-0105690 Register's Office for Davidson County, Tennessee, dated October 24, 2018 and recorded on October 25, 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 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 56, revised in Plat Book 332, Page 117, Register's Office for Davidson County, Tennessee.

This is improved property located at 2116 19th Avenue South 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 27th day of March, 2020.

Stone ~~Oak Bu~~ilders, LLC

BY: _____
Stewart D. Bronson, Jr. Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal, at office in Brentwood, Tennessee, this 27 day of March, 2020.

_____
Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

True Copy Certification

I, Brooke Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brooke Smithson
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Brooke Smithson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie Ivey
Notary's Signature

My Commission Expires: 01/24/2023

