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

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200527269

Karen Johnson
Batch# 409128
06/02/2020 01:52:34 PM
Fees: $13.00 Taxes: $10,360.00

Davidson County
DEEDWARR
2 pgs

20200602-0056583

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,800,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of June, 2020.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Koretz and Elizabeth Koretz 1018 Stonewall Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 131 16 0 010.00

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 **David Koretz and Elizabeth Koretz, 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 Lot No. 2, on the Plan of PART OF OVERTON LEA ESTATES GATEWAY ACRES SECOND ADDITION, of record in Plat Book 1424, Page 83, 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 the same property conveyed to Stone Oak Builders, LLC, a Tennessee limited liability company, by Warranty Deed from Sandra Frank, Executrix of the Estate of Richard H. Frank Jr, of record in Instrument No. 20190506-0042081, in the Register's Office of Davidson County, Tennessee, dated April 30, 2019 and recorded on May 06, 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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PART OF OVERTON LEA ESTATES GATEWAY ACRES SECOND ADDITION, as recorded in Plat Book 1424, Page(s) 83.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GATEWAY ACRES A PART OF THE OVERTON LEA ESTATE, as recorded in Plat Book 974, Page(s) 73.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1066, Page 402.

Easement recorded in Book 5065, Page 420.

This is improved property located at 1018 Stonewall Drive Nashville TN 37220

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 1st day of June, 2020.

Stone Oak Builders, LLC.

BY: _____
Stewart D. Bronson, Managing Member

BY: _____
Joshua R. Belville, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 and official seal, at office in Nashville, Tennessee, on this 1st day of June, 2020.

_____
Notary Public

My Commission Expires: _____

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