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

CRT File No. 200527079

Karen Johnson Davidson County
Batch# 433119 **DEEDWARR**
07/08/2020 12:26:44 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20200708-0073921

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $600,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of July, 2020.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stone Oak Builders, LLC PO Box 1447 Brentwood, TN 37024	New Owner	Tax Parcel ID No. 117-02-0-149.00

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, **William B. Owen, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stone Oak Builders, LLC, a Tennessee limited liability company** ("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. 4 of Block 2 on the Plan of E.L. Hampton's Subdivision of the Stokes Tract of record in Plat Book 974, Page 24, 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 William B. Owen, married by Warranty deed from PNC Bank, N.A of record in Book 11436, page 558, Register's Office for Davidson County, Tennessee, dated April 12, 1999 and recorded on April 19, 1999.

Grantor warrants that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 974, Page 24, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3676, Page 170, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2303 Springdale 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 7th day of July, 2020.

William B. Owen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William B. Owen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of July, 2020.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024