Karen Johnson Davidson County
Batch# 465809 DEEDWARR
08/28/2020 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $10,776.25
20200828-0097777

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200728712** S THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is: $2,912,500.00. Affiant Subscribed and sworn to before me, this 27th day of August, 2020. Notary Public My Commission Expires: 11.20.23

WARRANTY DEED

Address New Owner: Robert Hartmann 4024 Sunnybrook Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 04 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 **Robert Hartmann and Susan Hartmann, Co-Trustees of the Hartmann Family Trust, dated November 9, 2010**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract number 1: Being Lot "A" on the Plan of Royal Oaks Subdivision of record in Book 2854, Page 128, Register's Office for Davidson County, Tennessee. Said Lot "A" fronts 112.5 feet on the Easterly side of Sunnybrook Drive, formerly Altamont Avenue, and extends back 319.02 feet on the Southerly side and 320.07 feet on the Northerly side to a dead line, measuring 112.5 feet thereon.

Tract number 2: Being the Northerly 75 feet of Lot number 18 on the Plan of Royal Oaks Re-Subdivision, of record in Book 1424, Page 31, Register's Office for Davidson County, Tennessee. Said part of Lot number 18 fronts 75 feet on the Northerly side of Sunnybrook Drive, formerly Altamont Avenue, and extends back 321.81 feet on the Northerly line and 320.70 feet, more or less, on the Southerly line to a dead line, measuring 75 feet thereon.

Being the same property conveyed to Stone Oak Builders, LLC, A Tennessee Limited Liability Company, by Warranty Deed From Joanna Lynn Wright, Successor Trustee of The Wright Joint Revocable Trust, UAD March 12, 2018, of record in Instrument No. 20190502-0041126, in the Register's Office of Davidson County, Tennessee, dated April 30, 2019 and recorded on May 02, 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 Re-Subdivision of Part of Royal Oaks, as recorded in Plat Book 1424, Page(s) 31.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Re-Subdivision of Lot 17 & Suoth One-half of 18 on Plan of Resubdivision of Royal Oaks Subd., as recorded in Plat Book 2854, Page(s) 128.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5258, Page 552.

Notice of Completion filed of record at Instrument No. 20200723-0081354.

This is improved property located at 4024 Sunnybrook Drive Nashville TN 37205

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 August, 2020.

Stone Oak Builders, LLC.

BY: _____
Stewart D. Bronson, Jr., 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, Jr. 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, at office, this 27th day of August, 2020.

_____ Notary Public

My Commission Expires: _____

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

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY