THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200729119** Karen Johnson Davidson County Batch# 517173 **DEEDWARR** 11/16/2020 03:14:22 PM 3 pgs Fees: $18.00 Taxes: $8,972.50 20201116-0135139	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,425,000.00. Affiant Subscribed and sworn to before me, this 30th day of October, 2020. Notary Public My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Russell Gibson and Julie Countess 3920 Dorcas Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 116 16 0 043.00

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 **Russell Gibson and Julie Countess, 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 the 7th formerly 11th Civil District of Davidson County, Tennessee, being part of Lot No. 1 in the division of Henry W. Compton Estate, of record in Plan Book 2, Page 58, Chancery Court at Nashville, described as follows:

Beginning at a point on the Easterly margin of Dorcas Drive, formerly Webber Street, at the Northwest corner of the property conveyed to Edward H. Oldfield and wife, Susan W. Oldfield, deed of record in Book 5130, Page 111, Register's Office for said County, said point being also 245.4 feet Southerly from the Southwest corner of a part of lot conveyed to Frances S. Lawrence by Sillman Evans, Jr. and wife, by deed of record in Book 1944, Page 95, said Register's Office, said point being also 539.1 feet Southerly from the intersection of the Easterly margin of said Dorcas Drive and the Southerly margin of Abbott Martin Road; thence with the Northern boundary line of said Oldfield property South 87 degrees 40 minutes East 365.6 feet to the center of a branch, North 7 degrees 09 minutes East 100 feet to an iron pin; thence North 87 degrees 35 minutes West 374.2 feet to an iron pin on the Easterly margin of said Dorcas Drive; thence with the said Drive South 2 degrees 15 minutes West 100 feet to the beginning.

Being the same property conveyed to Stone Oak Builders, LLC, A Tennessee Limited Liability Company, by Warranty Deed from David Scott Waldrop Jr., Married and Ted Richmond Wright, of record in Instrument No. 20191010-0104199, in the Register's Office of Davidson County, Tennessee, dated October 10, 2019, and recorded on October 10, 2019.

See attached Exhibit A, an as built survey, pertaining to subject property

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 2021 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 Henry W. Compton Estate, as recorded in Plat Book 2, Page(s) 58.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3879, Page 584.
Easement for Ingress and Egress, recorded in Instrument No. 20070531-0064504.

This is improved property located at 3920 Dorcas 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 30th day of October, 2020.

Stone Oak Builders, LLC

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

BY: _____
Joshua R. Belville, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

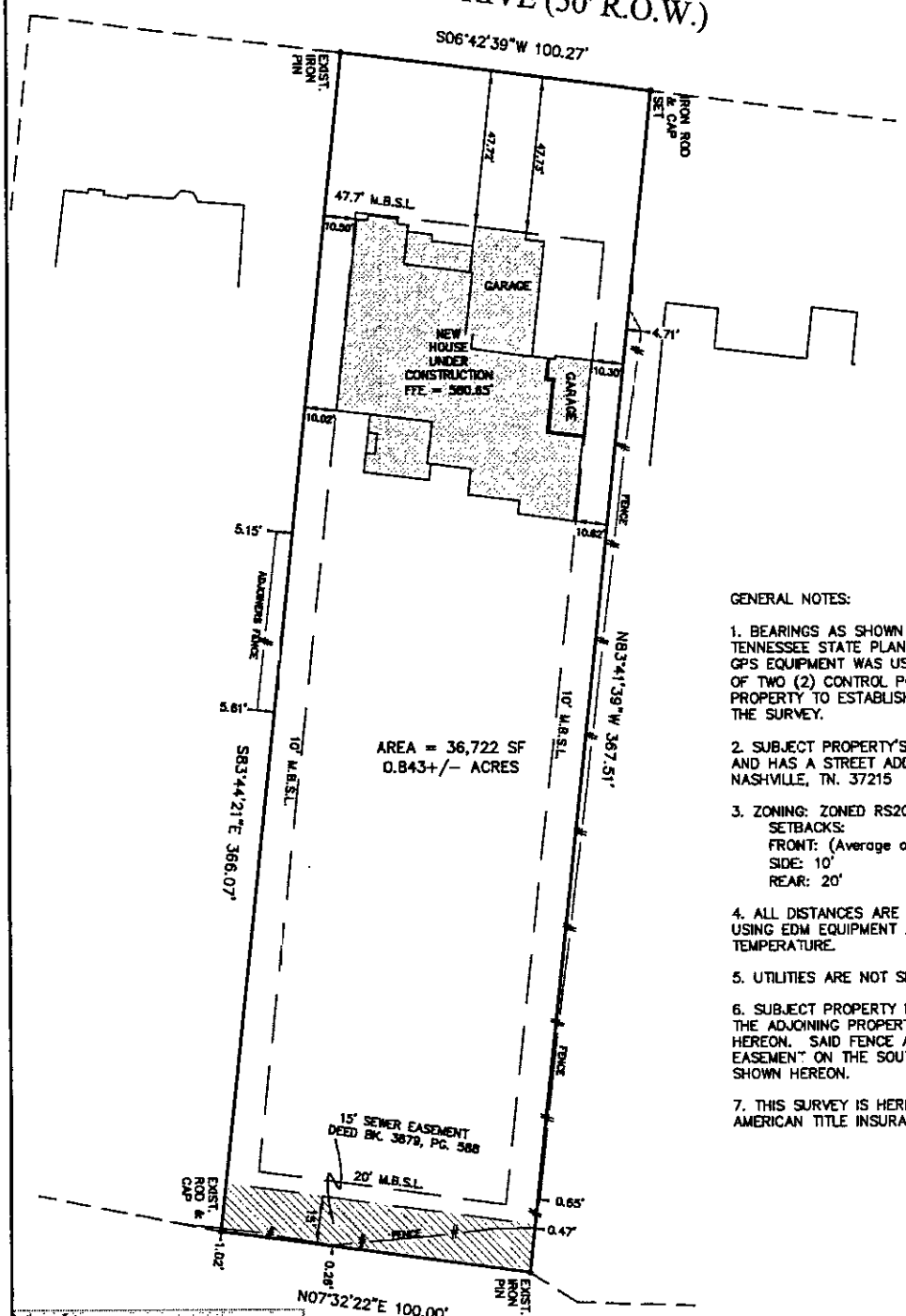
Before me, the undersigned, of the State and County aforesaid, personally appeared Stewart D. Bronson, Jr. and Joshua R. Belville, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the managing members (or other 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 and official seal, at office in Brentwood, Tennessee, this 30th day of October, 2020.

_____
Notary Public

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

EXHIBIT A



GENERAL NOTES:

1. BEARINGS AS SHOWN HEREON ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARINGS FOR THE SURVEY.

2. SUBJECT PROPERTY'S PARCEL ID IS 116.160 – 043.00 AND HAS A STREET ADDRESS OF 3920 DORCAS DR., NASHVILLE, TN. 37215

3. ZONING: ZONED RS20
   SETBACKS:
   FRONT: (Average of 3 adjoining properties = 47.7')
   SIDE: 10'
   REAR: 20'

4. ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY USING EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

5. UTILITIES ARE NOT SHOWN AS PART OF THIS SURVEY.

6. SUBJECT PROPERTY HAS FENCE THAT ENCROACHES ON THE ADJOINING PROPERTY ON THE EAST SIDE AS SHOWN HEREON. SAID FENCE ALSO CUTS THROUGH THE SEWER EASEMENT ON THE SOUTH SIDE OF THE PROPERTY AS SHOWN HEREON.

7. THIS SURVEY IS HEREBY CERTIFIED TO THE FIRST AMERICAN TITLE INSURANCE COMPANY.

JACOB R. SLAUGENHOUPT
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
10/27/20
TENNESSEE NO. 2383

CERTIFICATES OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.

THIS SURVEY IS HEREBY CERTIFIED TO: FIRST AMERICAN TITLE INSURANCE CO.

HOUSE AS-BUILT SURVEY
OF
3920 DORCAS DRIVE
NASHVILLE, TN. 37215
DAVIDSON COUNTY, TENNESSEE
PARCEL ID.: 116.160 – 043.00

PREPARED FOR: STONEOAK BUILDERS, LLC

HOMELAND SURVEYING & MAPPING, LLC
PROFESSIONAL LAND SURVEYING
(615) 268-9658
Jake@HomelandTN.com
www.HomelandTN.com

RECORD DEED:
STONE OAK BUILDERS, LLC
DEED INST. 20181010-0104198 , R.O.D.C., TN.

RECORD PLAT:
PART OF LOT 1 IN THE DIVISION OF HENRY W. COMPTON ESTATE.
PLAN BOOK 2, PAGE 56, R.O.D.C., TN.

GRAPHIC SCALE 1"=40'
0 40

10/27/2020